

Barclay Gardens

SEC 109T 8N R1W

301694



SHORT (B. 403, P. 15)

501° 41' 40" E      297.94'

100. RECORD

501°41'40" E

N01°41'35"W 113.00'

RECORDED  
A.M. 9:45 P.M.     

FEB 02 1993

*Doc Haley*  
RECORDER MONROE CO., IN

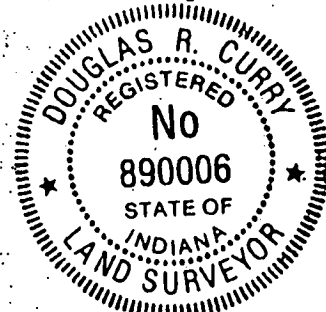
Subject to all easements and rights-of-way.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Subject to the above reservations, I hereby certify that the work performed on the project shown hereon was performed by me or under my direct supervision and control, and that all information shown is true and correct to the best of my knowledge and belief.

Douglas R. Curry Jan. 18, 1943

Douglas R. Curry, Indiana L.S. # 890006  
7346 S. Zikes Rd.  
Bloomington, IN 47401  
(812) 824-4051





# CURRY LAND SURVEYING

Douglas R. Curry  
Registered Land Surveyor

BK2 pg 248

7346 S. Zikes Rd.

(812) 824-4051

Bloomington, IN 47401

## SURVEYOR'S REPORT Job # 122292

This report is prepared for Bynum Fanyo Associates. This report will explain the survey in more detail with the emphasis on the following categories:

- A. availability and condition of reference monuments;
- B. occupation or possession lines;
- C. clarity or ambiguity of the record description and/or adjoiner's descriptions; and
- D. the theoretical uncertainty of the measurements.

A. Monuments used to determine the boundary for the project are described in the following four steps.

Step # 1: The north line of the NE 1/4 of Section 9 needed to be located. This was necessary because the north line of Barclay Gardens is this line. The NW corner of said 1/4 section was established by finding stone markers in Rolling Park Subdivision set by U.S. Hanna July 8, 1927. This subdivision is defined from the north line of the NW 1/4 of Section 9. So, from these stones in Rolling Park the north line of the NW 1/4 was established. Next, monuments found marking the west line of the NE 1/4 of Section 9 were located. This line and the north line of the NW 1/4 were intersected to establish the NW corner of the NE 1/4. To find the NE corner of the NE 1/4 four legal descriptions and their existing monuments were used. These four legals are tied to the NE corner and to each other. Thus, backing in from these legals and monuments the NE corner was located and the northline of the NE 1/4 established. The four legals are Book 301, page 480; Book 391, page 360; Book 174, page 42; and Leo Williams.

Step # 2: The south line of the east 65 feet of a part of Lot # 12 was located by finding monuments that mark the north line of Lot #19 in Barclay Gardens. Two iron pipes, one rebar, and a stone were found on this line existing in a straight line on the north line of Lot # 19. This line was extended east to establish the south line of the east 65 feet of a part of Lot # 12.

Step # 3: The east and west boundary lines of the project property were established by using numerous iron pipes and railroad spikes found on and off the property. By checking into other property markers in the area to the east and west of the project, it was determined that monuments found did mark the east and west perimeters of the project and were used for this.

Step # 4: The north and south limits of the project were established by using the Barclay Garden plat and legal descriptions defining the property and adjoining properties. Those legals are Book 195, page 551; Book 309, page 355; Book 372, page 120; Book 251, page 304; Book 403, page 15; and Book 214, page 296. The north line of lots 12 through 15 are 15 feet south of the the north line of the NE 1/4 of Section 9. This line was established in Step #1. This procedure found 4 existing monuments too close to the section line as shown on the drawing. From this now established north line of lots 12-15, instructions from the deeds were followed and corners were set 132 feet south of said north line. Following Book 195, page 551 a property corner was set 255 feet south of the NE corner of Lot # 12 and 245 feet south of the NE corner of the west 1/2 of Lot # 15.

Job # 122292

BK 2 pg 249

As shown on the drawing of this project iron pipes and railroad spikes were found too far north or too far south. In my opinion, there are two reasons for this happening. First, the section line as defined by this survey was found further north than a previous survey. Second, the right-of-way as defined by the plat of Barclay Gardens is 15 feet and not 25 feet as shown on another survey of this area.

B. A chain link fence and asphalt parking lot were found encroaching on project property from the Brauner property. Also, an overhead power line running west to east exists on the property with no record of easement being found.

C. The west line of project property was found in the field to exist at 297.94 feet. This distance in the deed states 300 feet, more or less. Numerous deeds in the area that are parts of the north 1/2 of lots on the north tier of Barclay Gardens define their south line by the extension of the north line of Lot #19. This was explained in Step # 2 above.

D. According to Title 865 IAC 1.1-13-7 this survey is classified as Class A. All monuments set should be found within the  $\pm$  0.10 feet tolerance of a Class A survey.

Douglas R. Curry Jan 18, 1993  
Douglas R. Curry  
Indiana L.S. # 890006  
7346 S. Zikes Rd.  
Bloomington, IN 47401  
(812) 824-4051



72  
909343

LEE UTT  
Registered Land Surveyor No. S0089, Indiana  
Phone 332-6366  
1604 S. Henderson Street  
Bloomington, Indiana 47401

Book 1 Page 121

RECORDED  
A.M. 11:59 P.M.       

AUG 22 1989

*Robert E. Wanda Parker*  
RECORDER MONROE CO., IN

August 4, 1989

Legal description

Parcel #1

ROBERT E. WANDA PARKER

A part of Lot 118 in Barclay Gardens Subdivision in the City of Bloomington, Indiana, as shown of record in Plat Book 3, page 29, in the office of the Recorder of Monroe County, Indiana, bounded and described as follows: Beginning at a point on the south line of said Lot 118, said point of beginning being 10 feet East of the Southwest corner of said Lot 118 and marked by a set 1/2 inch iron pin; thence from said point of beginning and with the south line of Lot 118 and running East for 143.50 feet and to a set 1/2 inch iron pin; thence parallel with the west line of Lot 118 and running North for 76.50 feet and to a set 1/2 inch iron pin on the north line of Lot 118; thence with the north line of Lot 118 and running West for 143.50 feet and to a point that is 10 feet East of the Northwest corner of Lot 118, said point being marked by a set 1/2 inch iron pin; thence South for 76.50 feet and to the point of beginning.

Prepared by: Diana O'Rourke



*Lee Utt*  
Lee Utt, R.L.S. #S0089, Indiana

LEE UTT  
Registered Land Surveyor No. S0089, Indiana  
Phone 332-6366  
1604 S. Henderson Street  
Bloomington, Indiana 47401

Book 1 Page 122

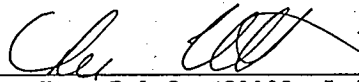
August 4, 1989

Legal description      Parcel #2      Robert & Wanda Parker

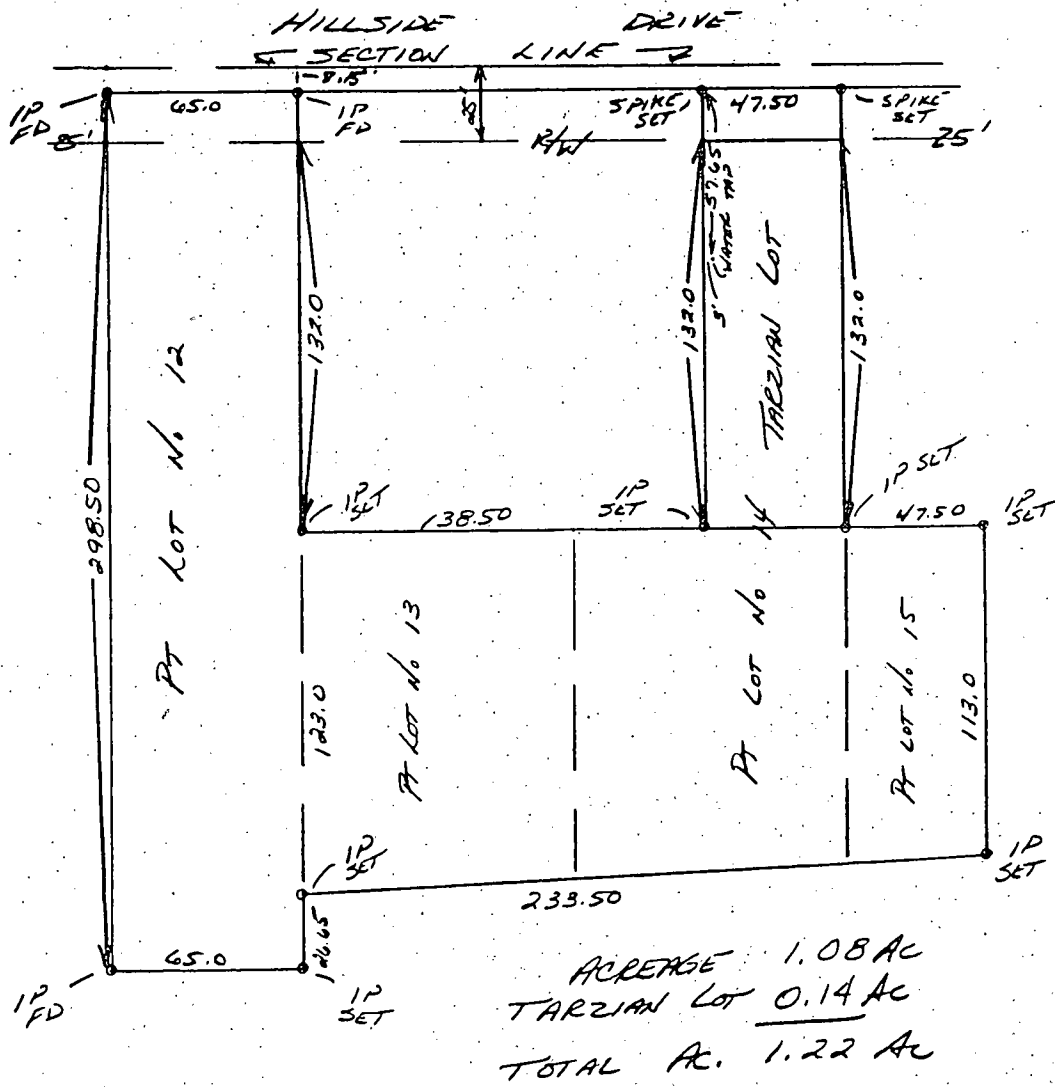
A part of Lot 118 in Barclay Gardens Subdivision in the City of Bloomington, Indiana, as shown of record in Plat Book 3, page 29, in the office of the Recorder of Monroe County, Indiana, bounded and described as follows: Beginning at a set 1/2 inch iron pin at the Southeast corner of said Lot 118; thence from said point of beginning and with the south line of Lot 118 and running West for 393.25 feet and to a set 1/2 inch iron pin that is 153.50 feet East of the Southwest corner of said Lot 118; thence parallel with the west line of said Lot 118 and running North for 76.50 feet and to a set 1/2 inch iron pin on the north line of Lot 118; thence with said north line and running East for 391.90 feet and to a set 1/2 inch iron pin at the Northeast corner of Lot 118; thence with the east line of Lot 118 and running South for 76.50 feet and to the point of beginning.

Prepared by: Diana O'Rourke.



  
Lee Utt, R.L.S. #S0089, Indiana

Pt Lots 12, 13, 14 & 15 BARCLAY GARDENS SUB.



Pt Lots 12, 13, 14 & 15 in Barclay Gardens Subdivision,  
Monroe County, Indiana.



*Raymond Graham*

Raymond Graham  
R.P.E. 8409 L.S. 9978 Indiana  
3215 N. Smith Pike  
Bloomington, Indiana  
June 8, 1990

RECORDED  
A.M. P.M. 2:37  
JUL 11 1990  
RECORDER MONROE CO., IN

Book 1 Page 276

GEORGE R HALLAGAN

Pt Lots 12, 13, 14, & 15 in Barclay Gardens Subdivision, Monroe County, Indiana, as Surveyed by Raymond Graham, Registered Land Surveyor (No. 9978) State Of Indiana, on June 8, 1990.

This land survey, describing 1.22 acres, pertains to Real Property previously Recorded in Monroe County, Indiana via the following Documents:

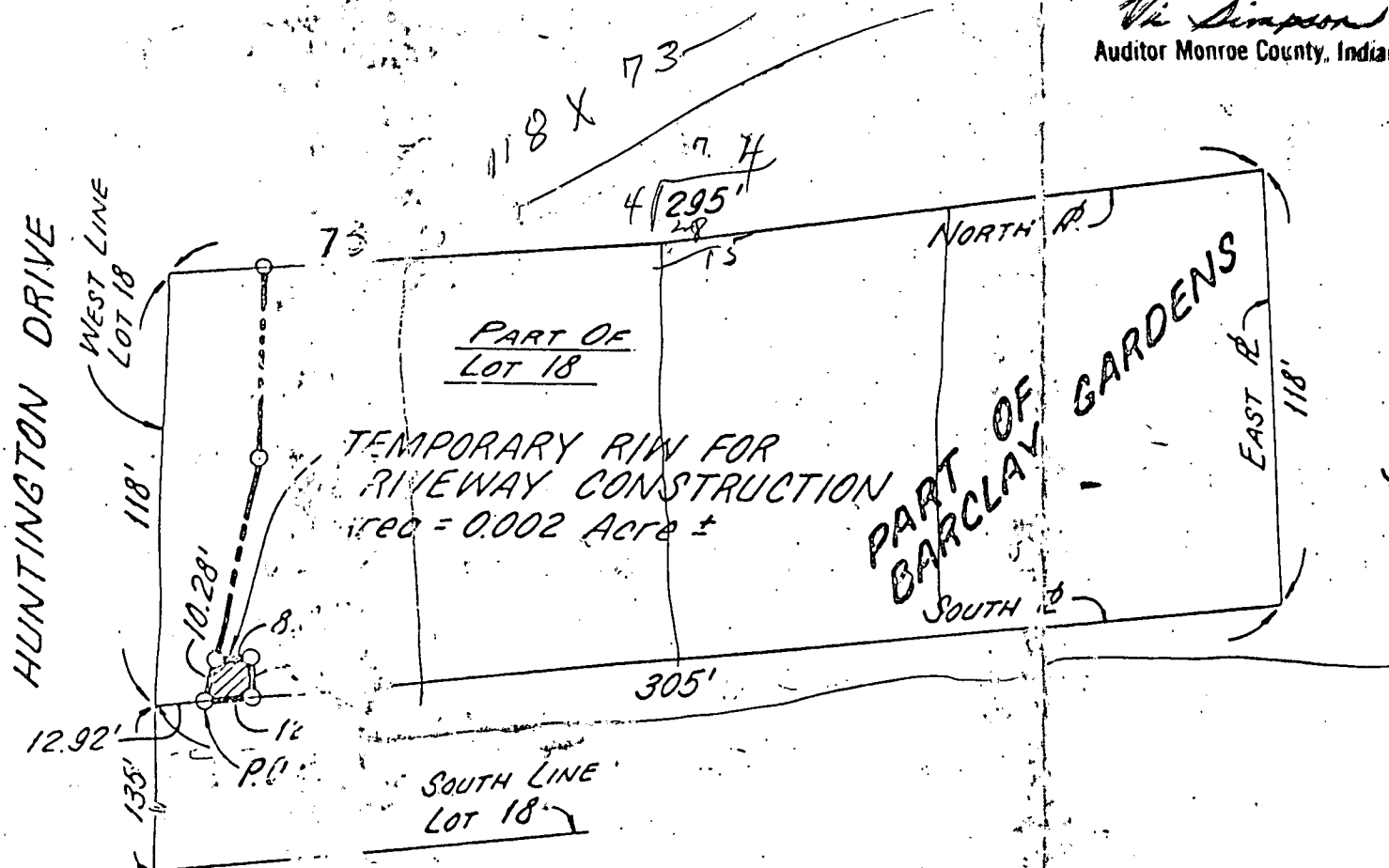
1) ASSIGNMENT: Effective 28th day of April, 1986 from Elizabeth C. Matacale Egler & Lloyd Roman Egler to George Robert Hallagan & Esther Luisa Hallagan. Document No. 183465. Recorded 10:59AM, May 07, 1986, Book 166 Pages 219/220/221.

2) SPECIAL WARRANTY DEED: Effective 19th day of March, 1990 from Mary Tarzian to George Hallagan & Esther Hallagan. Document No. 004041. Recorded 3:30 PM, April 11th, 1990, Book 372 Pages 119/120.

Norm Duke Property  
 Perry City - Barclay Gardens Pt Lot 18

**FILED**  
 JAN 1 6 1981

*Va Simpson*  
 Auditor Monroe County, Indiana



SCALE: 1"=50'-0"

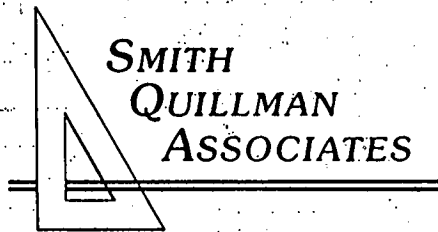
A PART OF MONROE COUNTY INDIANA  
 BARCLAY GARDENS IS A SUBDIVISION OF  
 PART OF THE W. 1/2 OF THE NE 1/4 AND A  
 PART OF THE NW 1/4 OF THE SE 1/4 AND  
 A PART OF THE E. 1/2 OF THE NE 1/4 AND  
 A PART OF THE N. 1/2 OF THE NW 1/4 OF  
 SEC. 9, T.8N., R.1W.

PLAT OF  
 TEMPORARY R/W FOR  
 DRIVEWAY CONSTRUCTION

CITY OF BLOOMINGTON, INDIANA  
 DEPARTMENT OF REDEVELOPMENT



Stephen Smith P.E., L.S.  
Terry Quillman



CONSULTING ENGINEERS

offering

Civil Engineering, Land Surveying, and Landscape Architectual Services for Land Development, Sewers, Water and Transportation

418 South Walnut Street  
Bloomington, IN 47401  
812-336-6536

# LEGAL SURVEY

CLIENT: ALYEA

JOB # 707

GREENBRIAR HILLS  
PLAT BOOK 5 PG. 50

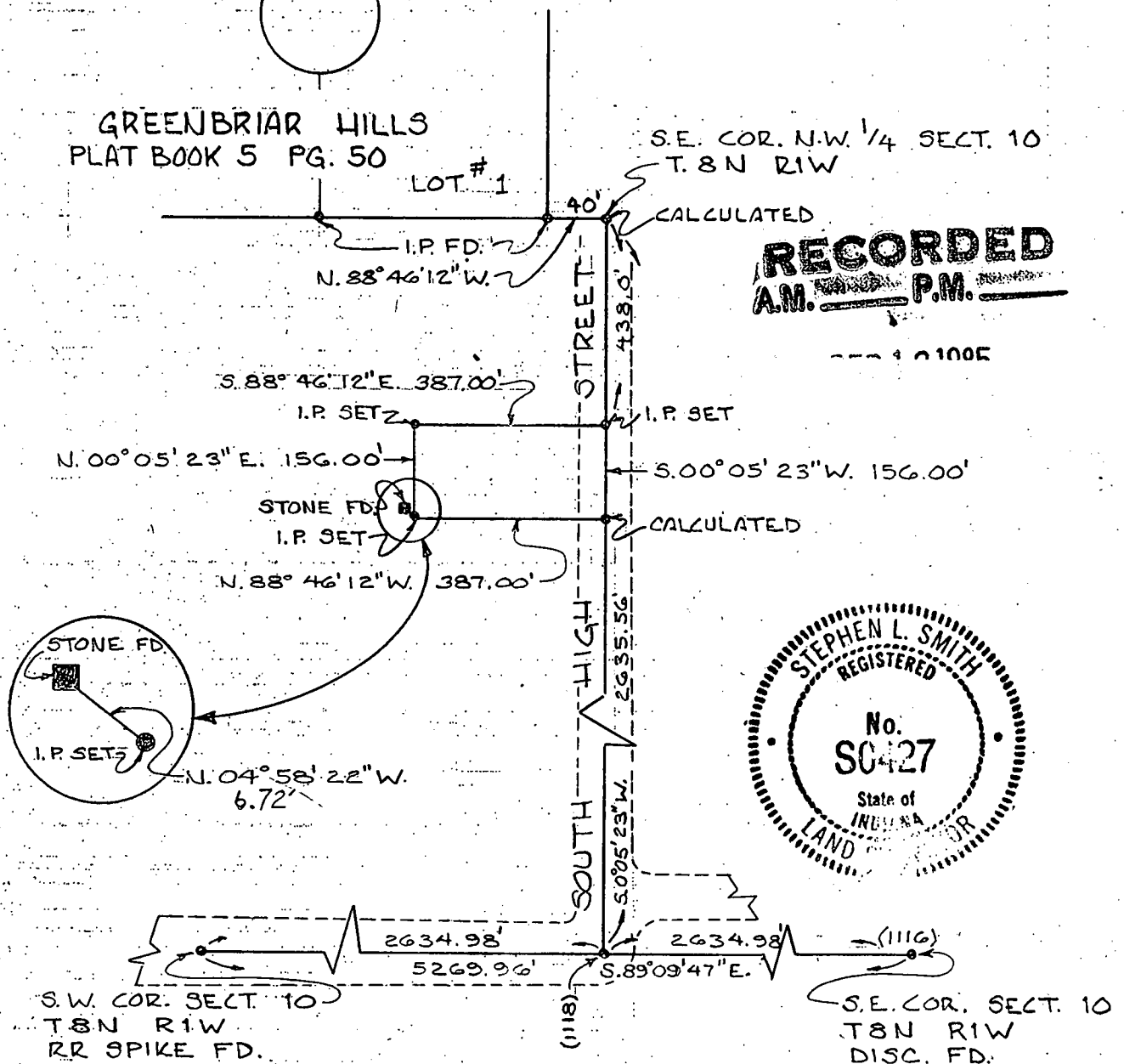
LOT # 1

S.E. COR. N.W. 1/4 SECT. 10  
T. 8 N R. 1 W

CALCULATED

**RECORDED**  
A.M. P.M.

10005



A part of the Northeast quarter of the Southwest quarter of Section Ten (10), Township Eight (8) North, Range One (1) West, bounded and described as follows, to-wit: BEGINNING at a point that is Five Hundred Ninety-four (594) feet South of the Northeast corner of the said quarter quarter; thence running West Three Hundred Eighty-seven (387) feet; thence running North for One Hundred Fifty-six (156) feet; thence running East for Three Hundred Eighty-seven (387) feet; thence running South for One Hundred Fifty-six (156) feet; and to the place of beginning, containing in all One and Thirty-eight Hundredths (1.38) acres, more or less.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 11<sup>th</sup> day of July 1985.

Stephen L. Smith  
Registered Land Surveyor No. S0427  
State of Indiana

ANDREW C. MALLOR ASSOCIATES  
LAW OFFICES • A PROFESSIONAL CORPORATION

Andrew C. Mallor  
James F. Bohrer  
Clarence C. Frank  
Jane Pratt Mallor  
(of Counsel)

1011 North Walnut St. • P.O. Box 1426 • Bloomington, Indiana 47402 (812) 336-0200

May 17, 1985

Mr. & Mrs. Edgar Terrell  
2120 South High Street  
Bloomington, Indiana 47401

RE: Legal Survey  
Our File Number 84292/01

Dear Mr. & Mrs. Terrell:

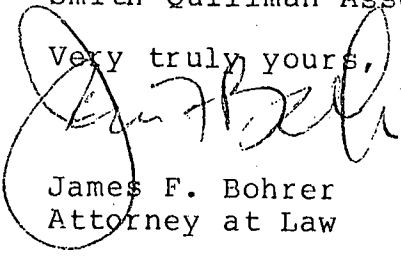
This letter will serve as notice to you that Ethan and Sandra Alyea intend to establish the location of the property line between their land and yours by means of a legal survey.

Smith-Quillman Associates, Inc. has been engaged by the Alyeas to perform the survey. The lines and corners of the property will be marked, monumented by durable material with letters and figures establishing such lines and corners, referenced, and tied to corners shown in the corner record book in the office of the County Surveyor, or to corners shown on a plat recorded in the plat books in the office of the County Recorder.

The lines located and established by the legal survey will be binding on all land owners affected and their heirs and assigns, unless an appeal is taken as provided by Indiana law. The right to appeal commences when the plat of the legal survey is recorded by the County Surveyor in the legal survey record book.

If you have any questions, please contact either myself or Smith-Quillman Associates, Inc.

Very truly yours,

  
James F. Bohrer  
Attorney at Law

JFB/nm

cc: Ethan & Sandra Alyea  
Mr. Ben Bledsoe

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

ANDREW C. MALLOR ASSOCIATES  
LAW OFFICES • A PROFESSIONAL CORPORATION  
P.O. BOX 1426  
Bloomington, Indiana 47402

CLAIM CHECK  
NO.  
609600

☐ HOLD

RETURN RECEIPT  
REQUESTED

DATE  
JUN 05 1985

1ST NOTICE

2ND NOTICE

RETURN

Detached from  
PS Form 3849-A  
Oct. 1980

OCT. 1980

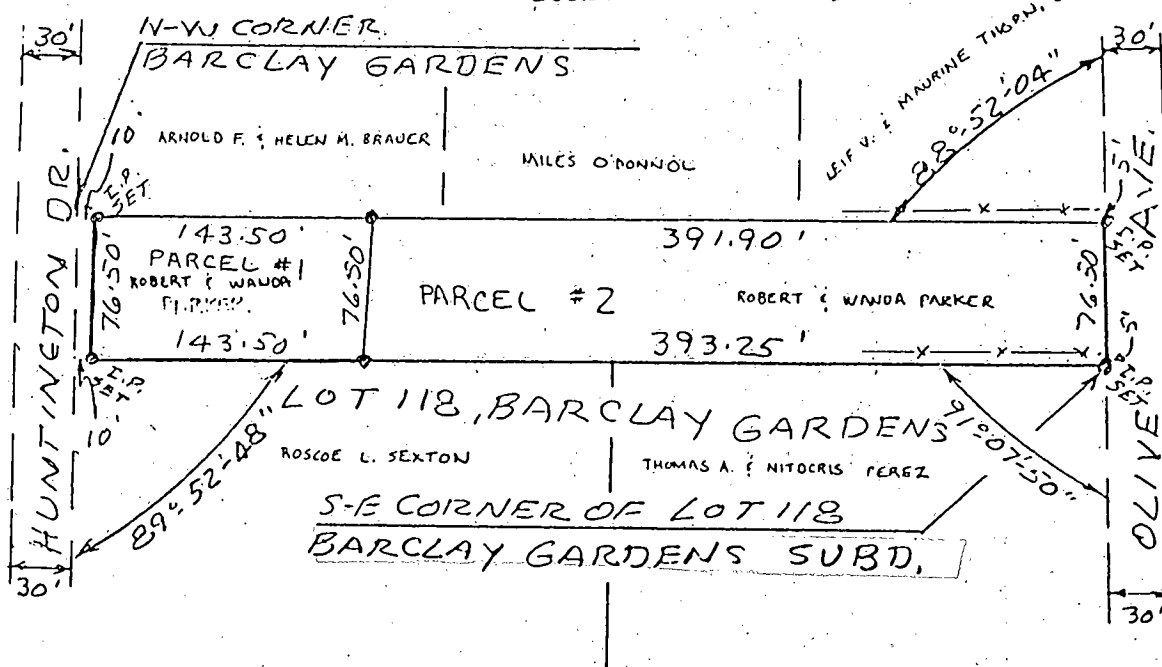
RETURNED TO  
SENDER  
UNCLAIMED  
ADDRESSEE CHANGED  
Attempted Not Known  
Insufficient Address  
No such street number  
No such office in state  
Do not re-mail in this envelope

Mr. & Mrs. Edgar Terrell  
2120 South High Street  
Bloomington, Indiana 47401



RECEIVED JUN 05 1985

Reduced to 34%

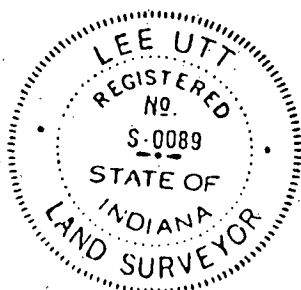


SCALE 1"=100'

Prepared by: Diana O'Rourke

State of Indiana SS:  
County of Monroe

I, Lee Utt, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana; that the above plat and attached descriptions correctly represents a survey completed by me on August 4, 1989; that all monuments shown thereon actually exist; and that their location and type are, to the best of my knowledge, accurately shown.



*Lee Utt*  
Lee Utt, R.L.S. #S0089, Indiana  
1604 S. Henderson St.  
Bloomington, Indiana 47401

909343

LEE UTT

Book 1 Page 121

Registered Land Surveyor No. S0089, Indiana

Phone 332-6366

1604 S. Henderson Street

Bloomington, Indiana 47401

RECORDED  
A.M. 11:59 P.M.       

AUG 22 1989

August 4, 1989

*Robert E. Wanda Parker*  
RECORDER MONROE CO., IN.

Legal description

Parcel #1

ROBERT E. WANDA PARKER

A part of Lot 118 in Barclay Gardens Subdivision in the City of Bloomington, Indiana, as shown of record in Plat Book 3, page 29, in the office of the Recorder of Monroe County, Indiana, bounded and described as follows: Beginning at a point on the south line of said Lot 118, said point of beginning being 10 feet East of the Southwest corner of said Lot 118 and marked by a set 1/2 inch iron pin; thence from said point of beginning and with the south line of Lot 118 and running East for 143.50 feet and to a set 1/2 inch iron pin; thence parallel with the west line of Lot 118 and running North for 76.50 feet and to a set 1/2 inch iron pin on the north line of Lot 118; thence with the north line of Lot 118 and running West for 143.50 feet and to a point that is 10 feet East of the Northwest corner of Lot 118, said point being marked by a set 1/2 inch iron pin; thence South for 76.50 feet and to the point of beginning.

Prepared by: Diana O'Rourke



*Lee Utt*

Lee Utt, R.L.S. #S0089, Indiana

Book 1 Page 122

LEE UTT

Registered Land Surveyor No. S0089, Indiana

Phone 332-6366

1604 S. Henderson Street  
Bloomington, Indiana 47401

August 4, 1989

Legal description


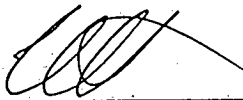
Parcel #2

Robert & Wanda Parker

A part of Lot 118 in Barclay Gardens Subdivision in the City of Bloomington, Indiana, as shown of record in Plat Book 3, page 29, in the office of the Recorder of Monroe County, Indiana, bounded and described as follows: Beginning at a set 1/2 inch iron pin at the Southeast corner of said Lot 118; thence from said point of beginning and with the south line of Lot 118 and running West for 393.25 feet and to a set 1/2 inch iron pin that is 153.50 feet East of the Southwest corner of said Lot 118; thence parallel with the west line of said Lot 118 and running North for 76.50 feet and to a set 1/2 inch iron pin on the north line of Lot 118; thence with said north line and running East for 391.90 feet and to a set 1/2 inch iron pin at the Northeast corner of Lot 118; thence with the east line of Lot 118 and running South for 76.50 feet and to the point of beginning.

Prepared by: Diana O'Rourke



   
Lee Utt, R.L.S. #S0089, Indiana

Barclay Gardens

SEC 109T 8N R1W

RSID004029

301694

← N. LINE NE 1/4, SEC. 9, T8N, R1W

RR. SPK.  
FOUND

0.57' N.

S 89°24'06"W  
65.00'

SOUTH R-O-W HILLSIDE  
PER BARCLAY GARDEN PLAT

589°24'06"W  
47.50'

- P.K. NAIL SET

HALLAGEN  
B. 372  
P. 120

BRAUNER  
B. 251  
P. 304

MATACALE  
B. 195  
P. 551

STANCIK  
POWER LINE ONE

NO EASEMENT FOUND

138.5' REC.

S 89° 24' 06" W 138.47'

FENCE  
589°24'06"W  
47.50' |

15.83'S  
IRON PIPE FOUND (TYPICAL)

B. 195  
P. 551

PART OF  
LOT 12

PART OF LOT 13

PART OF LOT 14

B. 195  
P. 551  
PART OF  
LOT 15

REBAR SET (TYPICAL)

N 86° 56' 51" E 233.50'

MIDLAND CUT STONE  
B.214, P.296

N 89° 40' 30" E  
65.00'

RECORDED  
A.M. 9:45 P.M.     

FEB 02 1993

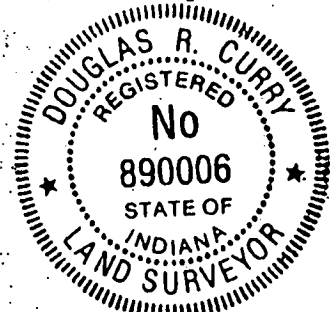
Subject to all easements and rights-of-way.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Subject to the above reservations, I hereby certify that the work performed on the project shown hereon was performed by me or under my direct supervision and control, and that all information shown is true and correct to the best of my knowledge and belief.

Douglas R. Curry Jan. 18, 1943

Douglas R. Curry, Indiana L.S. # 890006  
7346 S. Zikes Rd.  
Bloomington, IN 47401  
(812) 824-4051





CURRY LAND SURVEYING

Douglas R. Curry  
Registered Land Surveyor

BK2 pg 248

7346 S. Zikes Rd.

(812) 824-4051

Bloomington, IN 47401

SURVEYOR'S REPORT  
Job # 122292

This report is prepared for Bynum Fanyo Associates. This report will explain the survey in more detail with the emphasis on the following categories:

- A. availability and condition of reference monuments;
- B. occupation or possession lines;
- C. clarity or ambiguity of the record description and/or adjoiner's descriptions; and
- D. the theoretical uncertainty of the measurements.

A. Monuments used to determine the boundary for the project are described in the following four steps.

Step # 1: The north line of the NE 1/4 of Section 9 needed to be located. This was necessary because the north line of Barclay Gardens is this line. The NW corner of said 1/4 section was established by finding stone markers in Rolling Park Subdivision set by U.S. Hanna July 8, 1927. This subdivision is defined from the north line of the NW 1/4 of Section 9. So, from these stones in Rolling Park the north line of the NW 1/4 was established. Next, monuments found marking the west line of the NE 1/4 of Section 9 were located. This line and the north line of the NW 1/4 were intersected to establish the NW corner of the NE 1/4. To find the NE corner of the NE 1/4 four legal descriptions and their existing monuments were used. These four legals are tied to the NE corner and to each other. Thus, backing in from these legals and monuments the NE corner was located and the northline of the NE 1/4 established. The four legals are Book 301, page 480; Book 391, page 360; Book 174, page 42; and Leo Williams.

Step # 2: The south line of the east 65 feet of a part of Lot # 12 was located by finding monuments that mark the north line of Lot #19 in Barclay Gardens. Two iron pipes, one rebar, and a stone were found on this line existing in a straight line on the north line of Lot # 19. This line was extended east to establish the south line of the east 65 feet of a part of Lot # 12.

Step # 3: The east and west boundary lines of the project property were established by using numerous iron pipes and railroad spikes found on and off the property. By checking into other property markers in the area to the east and west of the project, it was determined that monuments found did mark the east and west perimeters of the project and were used for this.

Step # 4: The north and south limits of the project were established by using the Barclay Garden plat and legal descriptions defining the property and adjoining properties. Those legals are Book 195, page 551; Book 309, page 355; Book 372, page 120; Book 251, page 304; Book 403, page 15; and Book 214, page 296. The north line of lots 12 through 15 are 15 feet south of the the north line of the NE 1/4 of Section 9. This line was established in Step #1. This procedure found 4 existing monuments too close to the section line as shown on the drawing. From this now established north line of lots 12-15, instructions from the deeds were followed and corners were set 132 feet south of said north line. Following Book 195, page 551 a property corner was set 255 feet south of the NE corner of Lot # 12 and 245 feet south of the NE corner of the west 1/2 of Lot # 15.

Job # 122292

BK 2 pg 249

As shown on the drawing of this project iron pipes and railroad spikes were found too far north or too far south. In my opinion, there are two reasons for this happening. First, the section line as defined by this survey was found further north than a previous survey. Second, the right-of-way as defined by the plat of Barclay Gardens is 15 feet and not 25 feet as shown on another survey of this area.

B. A chain link fence and asphalt parking lot were found encroaching on project property from the Brauner property. Also, an overhead power line running west to east exists on the property with no record of easement being found.

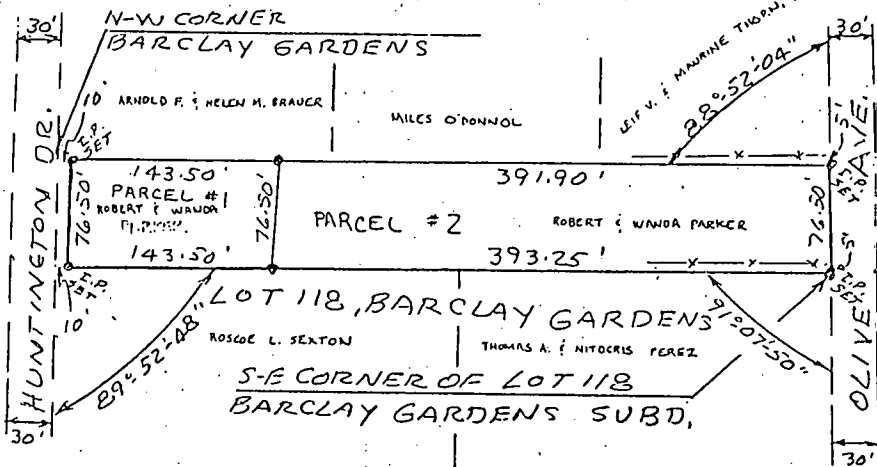
C. The west line of project property was found in the field to exist at 297.94 feet. This distance in the deed states 300 feet, more or less. Numerous deeds in the area that are parts of the north 1/2 of lots on the north tier of Barclay Gardens define their south line by the extension of the north line of Lot #19. This was explained in Step # 2 above.

D. According to Title 865 IAC 1.1-13-7 this survey is classified as Class A. All monuments set should be found within the  $\pm$  0.10 feet tolerance of a Class A survey.

Douglas R. Curry Jan 18, 1993  
Douglas R. Curry  
Indiana L.S. # 890006  
7346 S. Zikes Rd.  
Bloomington, IN 47401  
(812) 824-4051

Reduced to 94%

Book 1 Page 123



SCALE 1"=100'

Prepared by: Diana O'Rourke

State of Indiana SS:  
County of Monroe

I, Lee Utt, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana; that the above plat and attached descriptions correctly represents a survey completed by me on August 4, 1989; that all monuments shown thereon actually exist; and that their location and type are, to the best of my knowledge, accurately shown.



*Lee Utt*  
Lee Utt, R.L.S. #S0089, Indiana  
1604 S. Henderson St.  
Bloomington, Indiana 47401

72  
909343

LEE UTT  
Registered Land Surveyor No. S0089, Indiana  
Phone 332-6366  
1604 S. Henderson Street  
Bloomington, Indiana 47401

Book 1 Page 121

RECORDED  
A.M. 11:59 P.M.       

AUG 22 1989

*Robert E. Wanda Parker*  
RECORDER MONROE CO., IN

August 4, 1989

Legal description

Parcel #1

ROBERT E. WANDA PARKER

A part of Lot 118 in Barclay Gardens Subdivision in the City of Bloomington, Indiana, as shown of record in Plat Book 3, page 29, in the office of the Recorder of Monroe County, Indiana, bounded and described as follows: Beginning at a point on the south line of said Lot 118, said point of beginning being 10 feet East of the Southwest corner of said Lot 118 and marked by a set 1/2 inch iron pin; thence from said point of beginning and with the south line of Lot 118 and running East for 143.50 feet and to a set 1/2 inch iron pin; thence parallel with the west line of Lot 118 and running North for 76.50 feet and to a set 1/2 inch iron pin on the north line of Lot 118; thence with the north line of Lot 118 and running West for 143.50 feet and to a point that is 10 feet East of the Northwest corner of Lot 118, said point being marked by a set 1/2 inch iron pin; thence South for 76.50 feet and to the point of beginning.

Prepared by: Diana O'Rourke



*Lee Utt*  
Lee Utt, R.L.S. #S0089, Indiana

LEE UTT  
Registered Land Surveyor No. S0089, Indiana  
Phone 332-6366  
1604 S. Henderson Street  
Bloomington, Indiana 47401

Book 1 Page 122

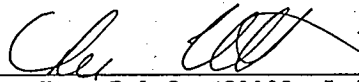
August 4, 1989

Legal description      Parcel #2      Robert & Wanda Parker

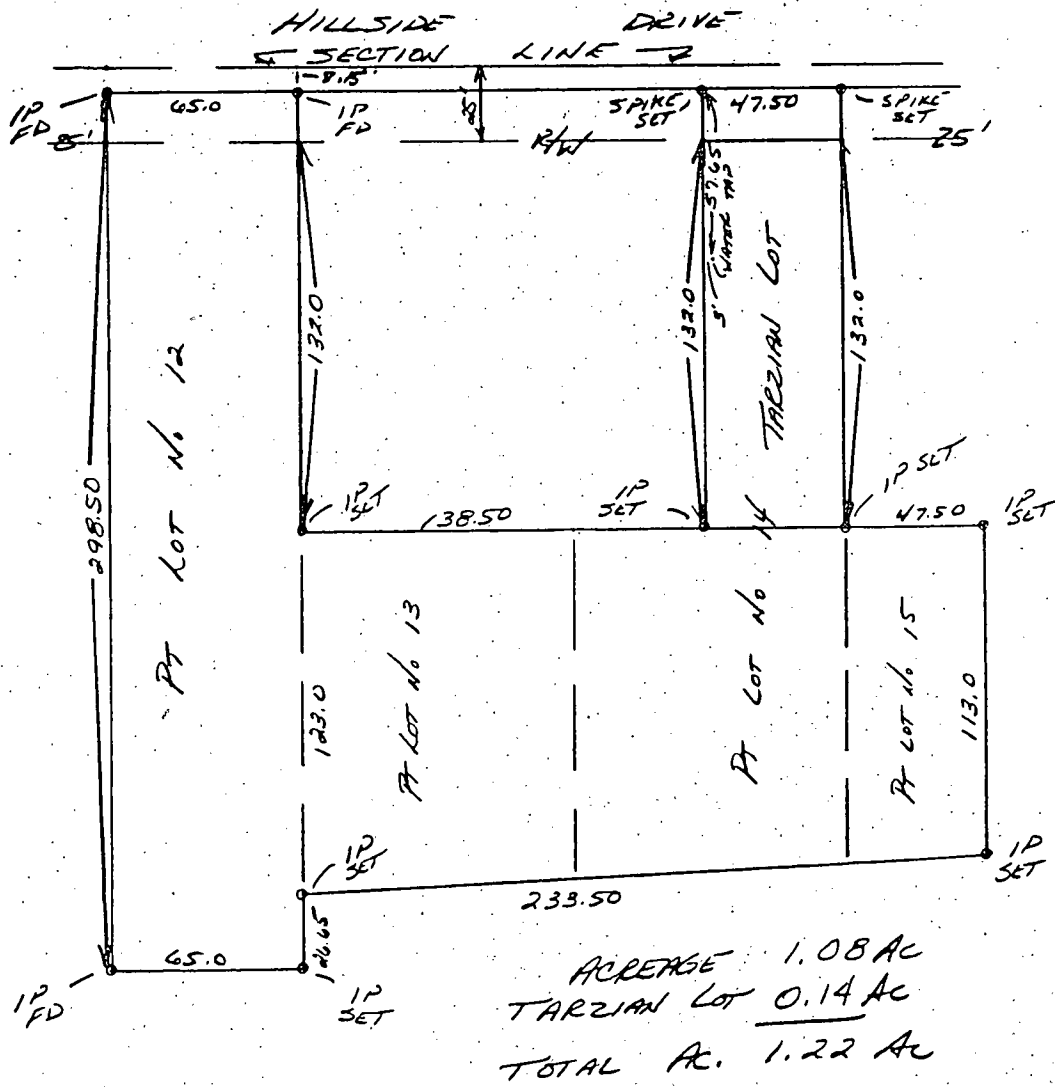
A part of Lot 118 in Barclay Gardens Subdivision in the City of Bloomington, Indiana, as shown of record in Plat Book 3, page 29, in the office of the Recorder of Monroe County, Indiana, bounded and described as follows: Beginning at a set 1/2 inch iron pin at the Southeast corner of said Lot 118; thence from said point of beginning and with the south line of Lot 118 and running West for 393.25 feet and to a set 1/2 inch iron pin that is 153.50 feet East of the Southwest corner of said Lot 118; thence parallel with the west line of said Lot 118 and running North for 76.50 feet and to a set 1/2 inch iron pin on the north line of Lot 118; thence with said north line and running East for 391.90 feet and to a set 1/2 inch iron pin at the Northeast corner of Lot 118; thence with the east line of Lot 118 and running South for 76.50 feet and to the point of beginning.

Prepared by: Diana O'Rourke.



  
Lee Utt, R.L.S. #S0089, Indiana

Pt Lots 12, 13, 14 & 15 BARCLAY GARDENS SUB.



Pt Lots 12, 13, 14 & 15 in Barclay Gardens Subdivision,  
Monroe County, Indiana.



*Raymond Graham*  
Raymond Graham  
R.P.E. 8409 L.S. 9978 Indiana  
3215 N. Smith Pike  
Bloomington, Indiana  
June 8, 1990

RECORDED  
A.M. P.M. 2:37  
JUL 11 1990  
RECORDER MONROE CO., IN

Book 1 Page 276

GEORGE R HALLAGAN

Pt Lots 12, 13, 14, & 15 in Barclay Gardens Subdivision, Monroe County, Indiana, as Surveyed by Raymond Graham, Registered Land Surveyor (No. 9978) State Of Indiana, on June 8, 1990.

This land survey, describing 1.22 acres, pertains to Real Property previously Recorded in Monroe County, Indiana via the following Documents:

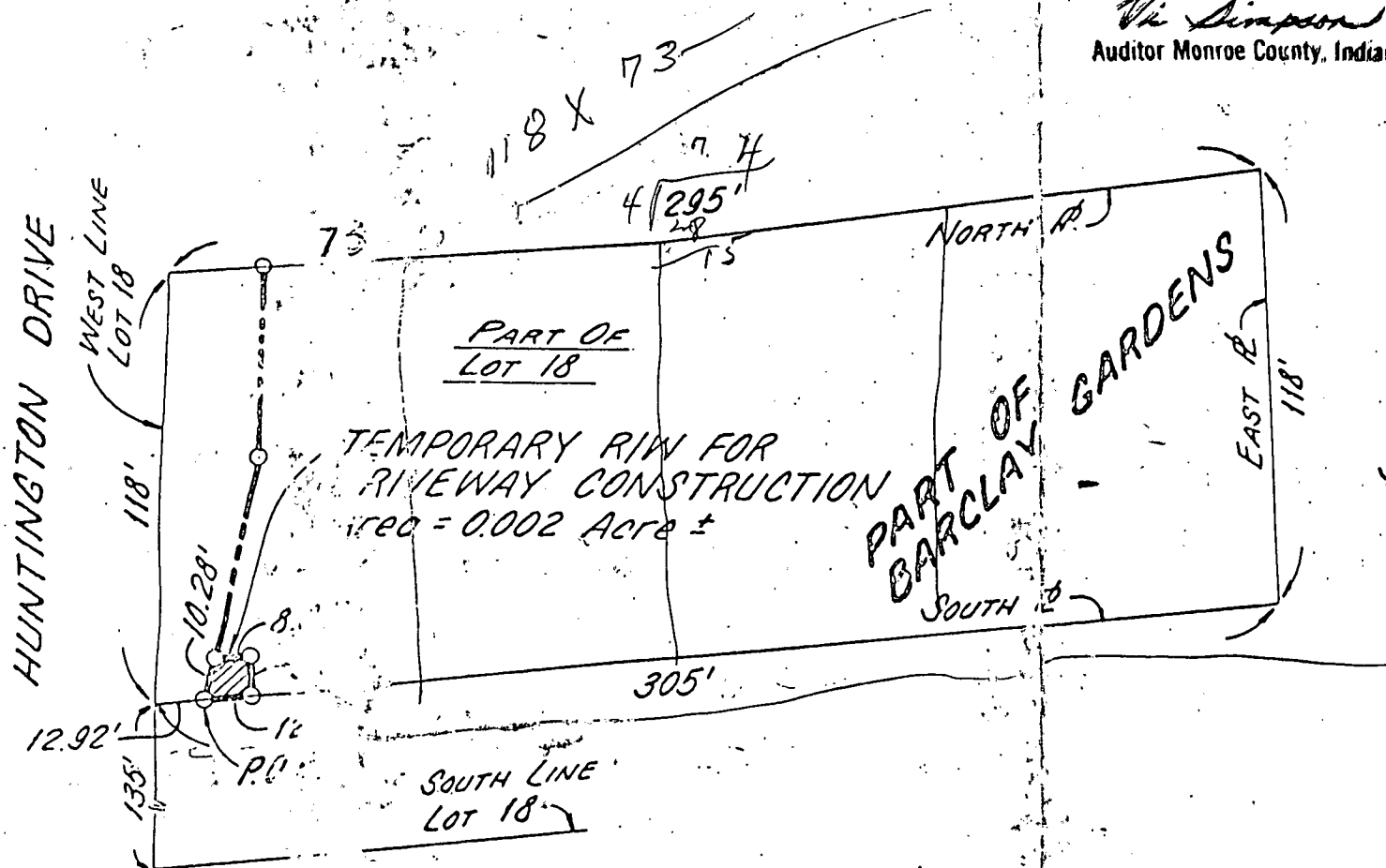
1) ASSIGNMENT: Effective 28th day of April, 1986 from Elizabeth C. Matacale Egler & Lloyd Roman Egler to George Robert Hallagan & Esther Luisa Hallagan. Document No. 183465. Recorded 10:59AM, May 07, 1986, Book 166 Pages 219/220/221.

2) SPECIAL WARRANTY DEED: Effective 19th day of March, 1990 from Mary Tarzian to George Hallagan & Esther Hallagan. Document No. 004041. Recorded 3:30 PM, April 11th, 1990, Book 372 Pages 119/120.

Norm Duke Property  
 Perry City - Barclay Gardens Pt Lot 18

**FILED**  
 JAN 1 6 1981

*Va Simpson*  
 Auditor Monroe County, Indiana



SCALE: 1"=50'-0"

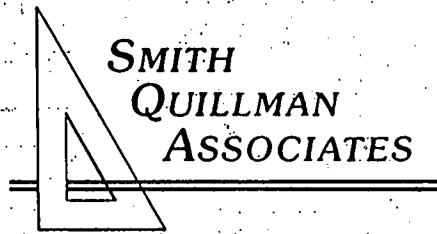
A PART OF MONROE COUNTY INDIANA  
 BARCLAY GARDENS IS A SUBDIVISION OF  
 PART OF THE W. 1/2 OF THE NE 1/4 AND A  
 PART OF THE NW 1/4 OF THE SE 1/4 AND  
 A PART OF THE E. 1/2 OF THE NE 1/4 AND  
 A PART OF THE N. 1/2 OF THE NW 1/4 OF  
 SEC. 9, T.8N., R.1W.

PLAT OF  
 TEMPORARY R/W FOR  
 DRIVEWAY CONSTRUCTION

CITY OF BLOOMINGTON, INDIANA  
 DEPARTMENT OF REDEVELOPMENT



Stephen Smith P.E., L.S.  
Terry Quillman



CONSULTING ENGINEERS

offering

Civil Engineering, Land Surveying, and Landscape Architectural Services for Land Development, Sewers, Water and Transportation

418 South Walnut Street  
Bloomington, IN 47401  
812-336-6536

# LEGAL SURVEY

CLIENT: ALYEA

JOB # 707

GREENBRIAR HILLS  
PLAT BOOK 5 PG. 50

LOT # 1

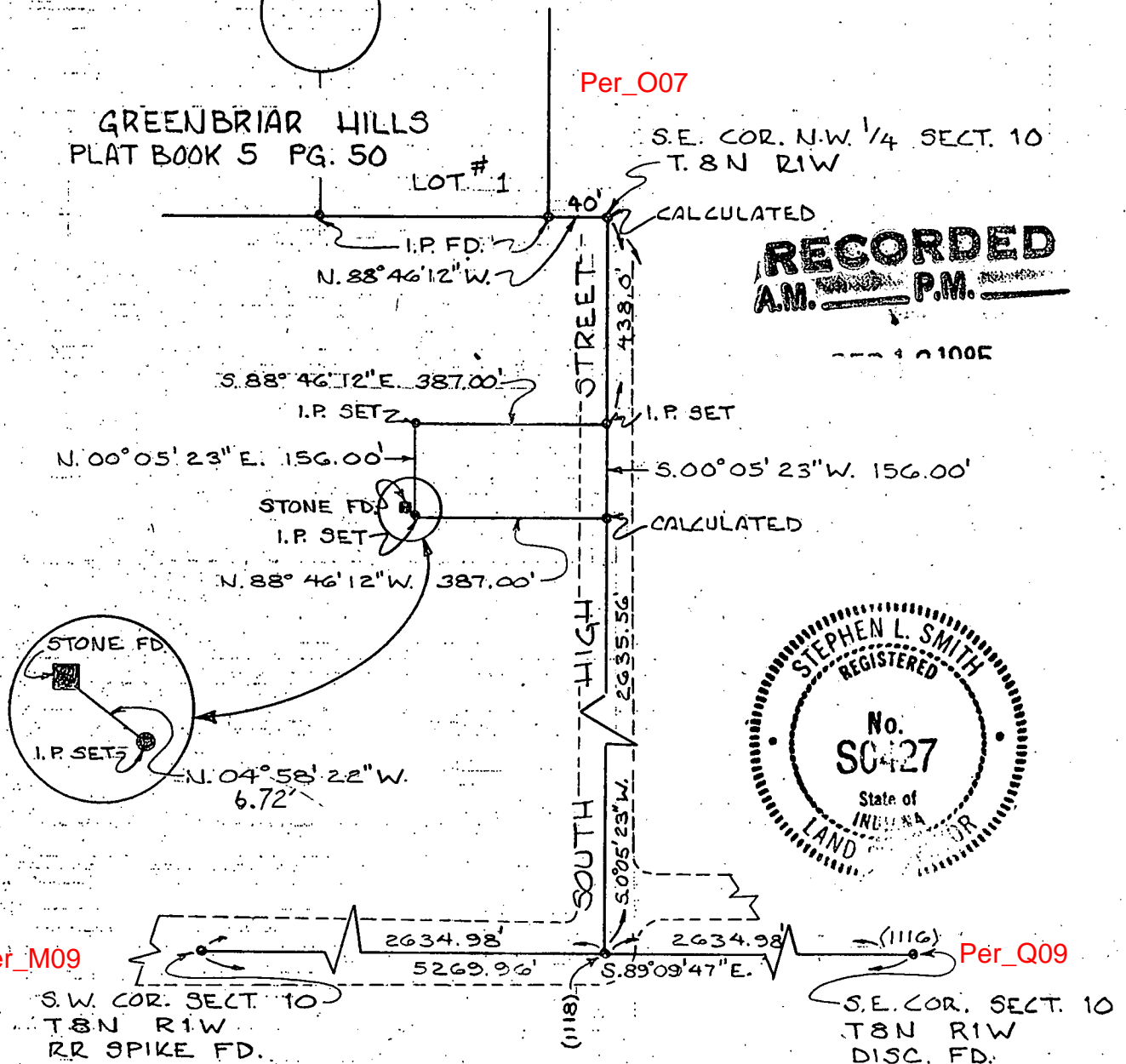
Per\_007

S.E. COR. N.W. 1/4 SECT. 10  
T. 8 N R. 1 W

CALCULATED

**RECORDED**  
A.M. P.M.

10005



Per\_M09

Per\_Q09

A part of the Northeast quarter of the Southwest quarter of Section Ten (10), Township Eight (8) North, Range One (1) West, bounded and described as follows, to-wit: BEGINNING at a point that is Five Hundred Ninety-four (594) feet South of the Northeast corner of the said quarter quarter; thence running West Three Hundred Eighty-seven (387) feet; thence running North for One Hundred Fifty-six (156) feet; thence running East for Three Hundred Eighty-seven (387) feet; thence running South for One Hundred Fifty-six (156) feet; and to the place of beginning, containing in all One and Thirty-eight Hundredths (1.38) acres, more or less.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 11<sup>th</sup> day of July 1985.

Stephen L. Smith  
Registered Land Surveyor No. S0427  
State of Indiana

ANDREW C. MALLOR ASSOCIATES  
LAW OFFICES • A PROFESSIONAL CORPORATION

Andrew C. Mallor  
James F. Bohrer  
Clarence C. Frank  
Jane Pratt Mallor  
(of Counsel)

1011 North Walnut St. • P.O. Box 1426 • Bloomington, Indiana 47402 (812) 336-0200

May 17, 1985

Mr. & Mrs. Edgar Terrell  
2120 South High Street  
Bloomington, Indiana 47401

RE: Legal Survey  
Our File Number 84292/01

Dear Mr. & Mrs. Terrell:

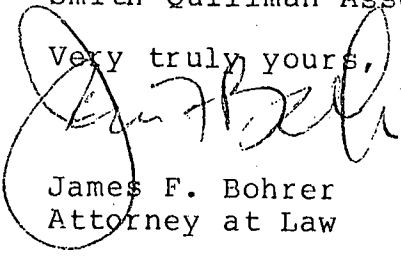
This letter will serve as notice to you that Ethan and Sandra Alyea intend to establish the location of the property line between their land and yours by means of a legal survey.

Smith-Quillman Associates, Inc. has been engaged by the Alyeas to perform the survey. The lines and corners of the property will be marked, monumented by durable material with letters and figures establishing such lines and corners, referenced, and tied to corners shown in the corner record book in the office of the County Surveyor, or to corners shown on a plat recorded in the plat books in the office of the County Recorder.

The lines located and established by the legal survey will be binding on all land owners affected and their heirs and assigns, unless an appeal is taken as provided by Indiana law. The right to appeal commences when the plat of the legal survey is recorded by the County Surveyor in the legal survey record book.

If you have any questions, please contact either myself or Smith-Quillman Associates, Inc.

Very truly yours,

  
James F. Bohrer  
Attorney at Law

JFB/nm

cc: Ethan & Sandra Alyea  
Mr. Ben Bledsoe

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

ANDREW C. MALLOR ASSOCIATES  
LAW OFFICES • A PROFESSIONAL CORPORATION  
P.O. BOX 1426  
Bloomington, Indiana 47402

CLAIM CHECK  
NO.  
609600

☐ HOLD

**RETURN RECEIPT  
REQUESTED**

DATE  
JUN 05 1985

1ST NOTICE

2ND NOTICE

RETURN

Detached from  
PS Form 3849-A  
Oct. 1980

OCT. 1980

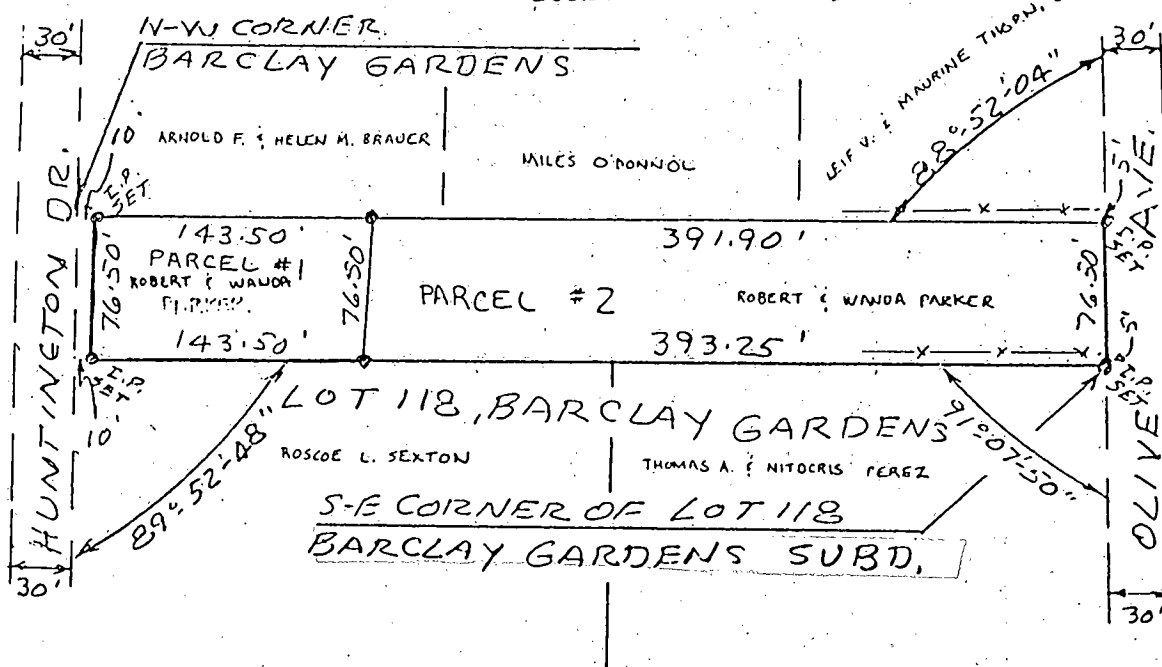
RETURNED TO  
SENDER  
UNCLAIMED  
ADDRESSEE CHANGED  
Attempted Not Known  
Insufficient Address  
No such street number  
No such office in state  
Do not re-mail in this envelope

Mr. & Mrs. Edgar Terrell  
2120 South High Street  
Bloomington, Indiana 47401



RECEIVED JUN 05 1985

Reduced to 34%

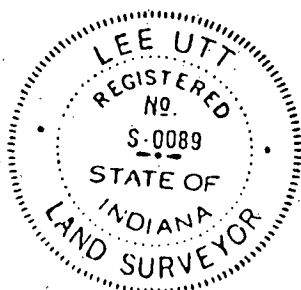


SCALE 1"=100'

Prepared by: Diana O'Rourke

State of Indiana SS:  
County of Monroe

I, Lee Utt, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana; that the above plat and attached descriptions correctly represents a survey completed by me on August 4, 1989; that all monuments shown thereon actually exist; and that their location and type are, to the best of my knowledge, accurately shown.



*Lee Utt*  
Lee Utt, R.L.S. #S0089, Indiana  
1604 S. Henderson St.  
Bloomington, Indiana 47401

909343

LEE UTT

Book 1 Page 121

Registered Land Surveyor No. S0089, Indiana  
Phone 332-6366  
1604 S. Henderson Street  
Bloomington, Indiana 47401

RECORDED  
A.M. 11:59 P.M.     

AUG 22 1989

August 4, 1989

*Robert E. Wanda Parker*  
RECORDER MONROE CO., IN.

Legal description

Parcel #1

ROBERT E. WANDA PARKER

A part of Lot 118 in Barclay Gardens Subdivision in the City of Bloomington, Indiana, as shown of record in Plat Book 3, page 29, in the office of the Recorder of Monroe County, Indiana, bounded and described as follows: Beginning at a point on the south line of said Lot 118, said point of beginning being 10 feet East of the Southwest corner of said Lot 118 and marked by a set 1/2 inch iron pin; thence from said point of beginning and with the south line of Lot 118 and running East for 143.50 feet and to a set 1/2 inch iron pin; thence parallel with the west line of Lot 118 and running North for 76.50 feet and to a set 1/2 inch iron pin on the north line of Lot 118; thence with the north line of Lot 118 and running West for 143.50 feet and to a point that is 10 feet East of the Northwest corner of Lot 118, said point being marked by a set 1/2 inch iron pin; thence South for 76.50 feet and to the point of beginning.

Prepared by: Diana O'Rourke



*Lee Utt*

Lee Utt, R.L.S. #S0089, Indiana

Book 1 Page 122

LEE UTT

Registered Land Surveyor No. S0089, Indiana

Phone 332-6366

1604 S. Henderson Street  
Bloomington, Indiana 47401

August 4, 1989

Legal description


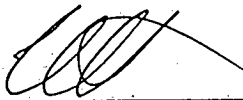
Parcel #2

Robert & Wanda Parker

A part of Lot 118 in Barclay Gardens Subdivision in the City of Bloomington, Indiana, as shown of record in Plat Book 3, page 29, in the office of the Recorder of Monroe County, Indiana, bounded and described as follows: Beginning at a set 1/2 inch iron pin at the Southeast corner of said Lot 118; thence from said point of beginning and with the south line of Lot 118 and running West for 393.25 feet and to a set 1/2 inch iron pin that is 153.50 feet East of the Southwest corner of said Lot 118; thence parallel with the west line of said Lot 118 and running North for 76.50 feet and to a set 1/2 inch iron pin on the north line of Lot 118; thence with said north line and running East for 391.90 feet and to a set 1/2 inch iron pin at the Northeast corner of Lot 118; thence with the east line of Lot 118 and running South for 76.50 feet and to the point of beginning.

Prepared by: Diana O'Rourke



   
Lee Utt, R.L.S. #S0089, Indiana

Huntington Park Addition

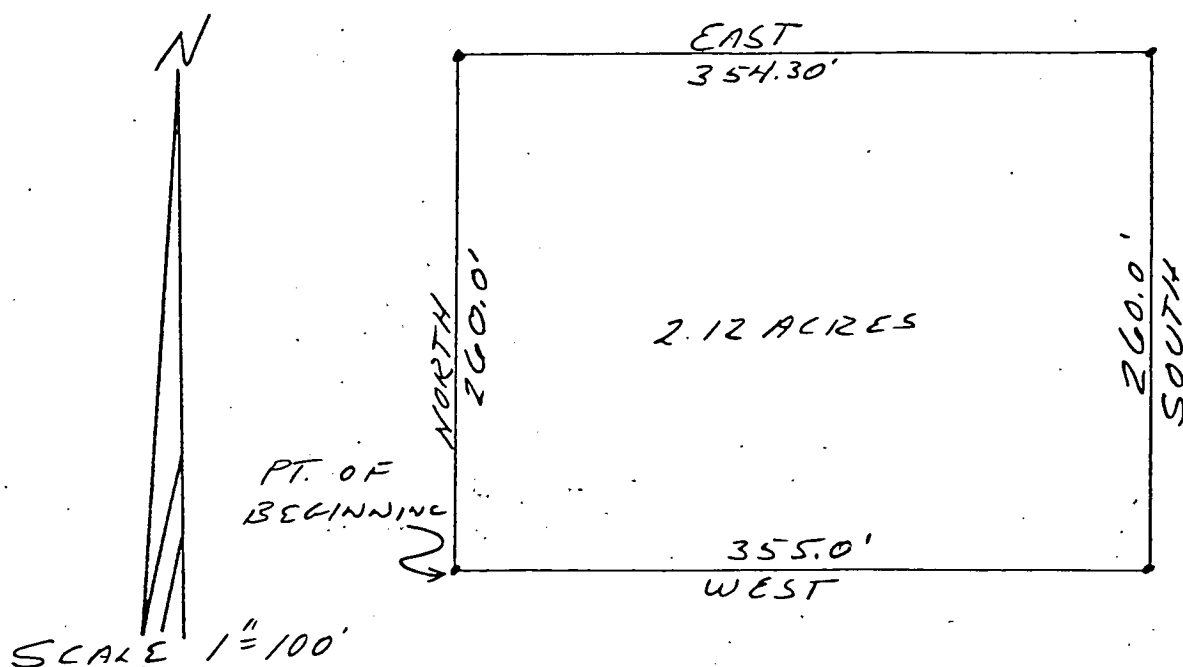
SEC 9 T8N R14W

Perry TWP

JEANNE WALTERS

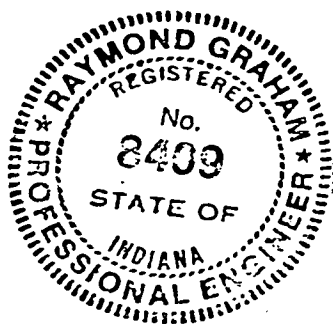
KENNETH CRAIG

SHORT STREET



DESCRIPTION:

A part of the Northeast quarter of Section 9, Township 8 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Lot Number 96 Huntington Park, a Subdivision to the City of Bloomington, Indiana, said lot being in a private plat and unrecorded and particularly described as follows: Beginning at the Southwest corner of a tract 20 acres off the East side of the Northeast quarter of said Section 9, thence running North for 260.00 feet, thence East for 354.30 feet, thence South for 260.00 feet, thence West for 355.00 feet, and to the point of beginning. Containing in all 2.12 acres, more or less.



*Raymond Graham*

Raymond Graham  
R.P.E. 8409 Indiana  
3215 N. Smith Pike  
Bloomington, Indiana  
May 13, 1980

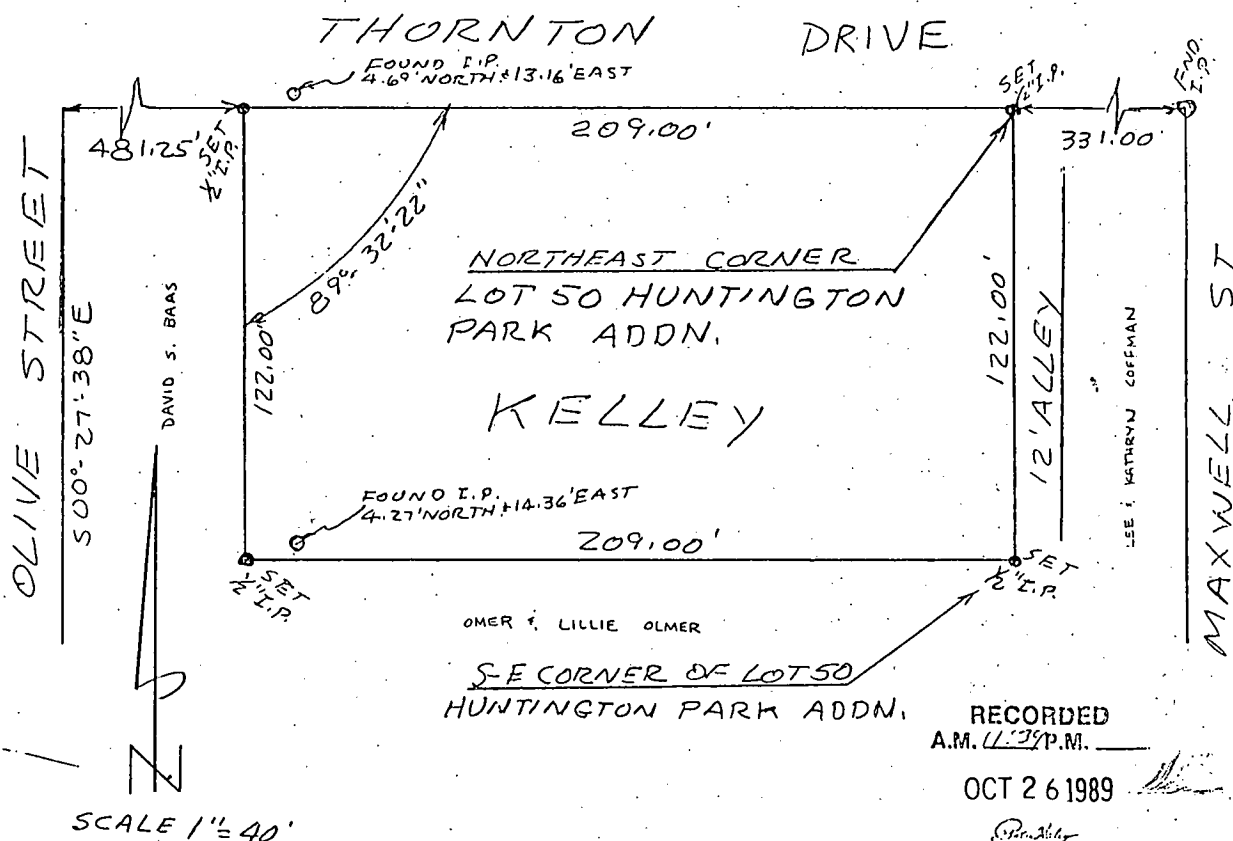
**FILED**

MAY 13 1980

*John W. Davis*  
Auditor Monroe County, Indiana



912543

Book 1 Page 153

State of Indiana S  
County of Monroe S

Conard A. & Edith B. Kelley

I, Lee Utt, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana; that the above plat represents a survey of part of Lot 50 in Huntington Park Addition, as shown of record in Plat Book 3, page 80, in the office of the Recorder of Monroe County, Indiana, bounded and described as follows: Beginning at a set 1/2 inch iron pin at the Northeast corner of said Lot 50; thence from said point of beginning and with the south line of Thornton Drive and running West for 209.00 feet and to a set 1/2 inch iron pin; thence leaving the south line of Thornton Drive and running South 00 degrees 27 minutes 38 seconds East for 122.00 feet and to a set 1/2 inch iron pin on the south line of Lot 50; thence with the south line of said Lot 50 and running East for 209.00 feet and to a set 1/2 inch iron pin at the Southeast corner of said Lot 50; thence with the east line of said Lot 50 and running North 00 degrees 27 minutes 38 seconds West for 122.00 feet and to the point of beginning; that this description and plat correctly represents a survey completed by me on August 21, 1989; that all monuments shown thereon actually exist; and that their location and type are, to the best of my knowledge, accurately shown.

Prepared by: Diana C. Lee Utt



Lee Utt, R.L.S. #S0089, Indiana  
1604 S. Henderson Street  
Bloomington, Indiana 47401

## THORNTON DRIVE

OLIVE STREET

S 00° 27' 38" E

DAVID S. BAAS

SET  
1/2" I.P.

122.00'

89° 32' 22"

FOUND I.P.  
4.69' NORTH + 13.16' EAST

209.00'

NORTHEAST CORNER  
LOT 50 HUNTINGTON  
PARK ADDN.

KELLEY

FOUND I.P.  
4.27' NORTH + 14.36' EAST

209.00'

OMER &amp; LILLIE OLMER

S-E CORNER OF LOT 50  
HUNTINGTON PARK ADDN.SET  
1/2" I.P.

122.00'

331.00'

LEE &amp; KATHRYN COFFMAN

RECORDED

A.M. 11:39 P.M.

OCT 26 1989

RECORDER MONROE CO., IN

SCALE 1" = 40'

State of Indiana S  
County of Monroe S

Conard A. &amp; Edith B. Kelley

I, Lee Utt, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana; that the above plat represents a survey of part of Lot 50 in Huntington Park Addition, as shown of record in Plat Book 3, page 80, in the office of the Recorder of Monroe County, Indiana, bounded and described as follows: Beginning at a set 1/2 inch iron pin at the Northeast corner of said Lot 50; thence from said point of beginning and with the south line of Thornton Drive and running West for 209.00 feet and to a set 1/2 inch iron pin; thence leaving the south line of Thornton Drive and running South 00 degrees 27 minutes 38 seconds East for 122.00 feet and to a set 1/2 inch iron pin on the south line of Lot 50; thence with the south line of said Lot 50 and running East for 209.00 feet and to a set 1/2 inch iron pin at the Southeast corner of said Lot 50; thence with the east line of said Lot 50 and running North 00 degrees 27 minutes 38 seconds West for 122.00 feet and to the point of beginning; that this description and plat correctly represents a survey completed by me on August 21, 1989; that all monuments shown thereon actually exist; and that their location and type are, to the best of my knowledge, accurately shown.

Prepared by: Diana



Lee Utt, R.L.S. #S0089, Indiana  
1604 S. Henderson Street  
Bloomington, Indiana 47401

Huntington Park Addition

SEC 9 T8N R14W

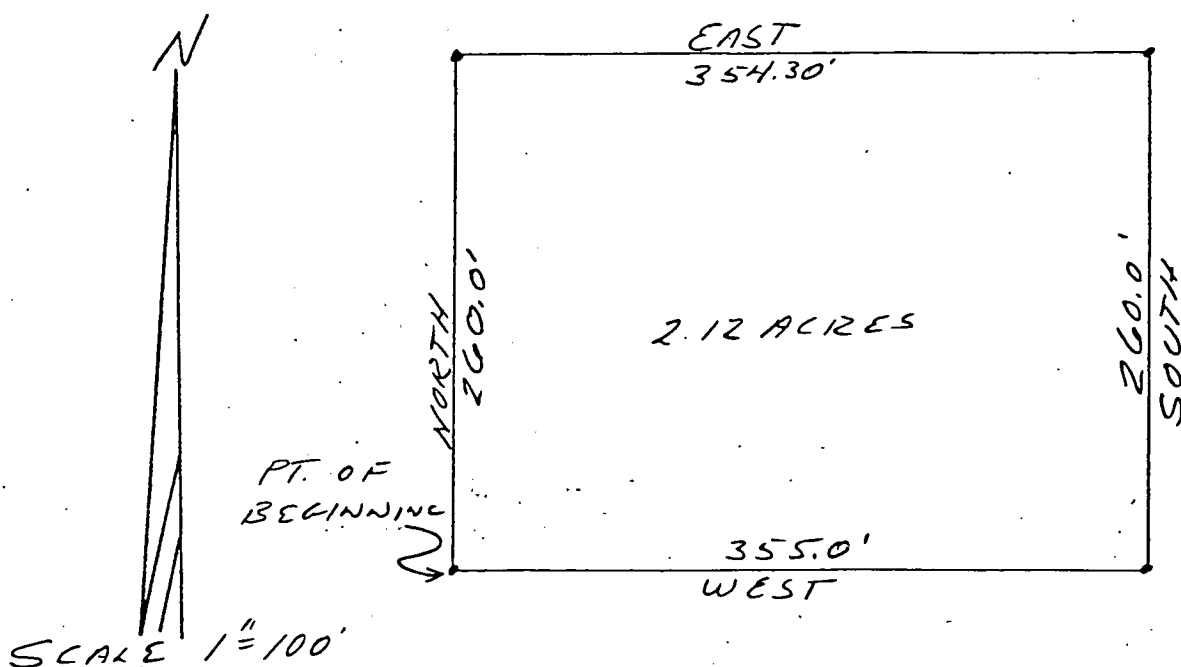
RSID004024

Perry TWP

JEANNE WALTERS

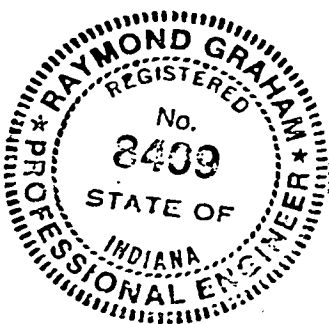
KENNETH CRAIG

SHORT STREET



DESCRIPTION:

A part of the Northeast quarter of Section 9, Township 8 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Lot Number 96 Huntington Park, a Subdivision to the City of Bloomington, Indiana, said lot being in a private plat and unrecorded and particularly described as follows: Beginning at the Southwest corner of a tract 20 acres off the East side of the Northeast quarter of said Section 9, thence running North for 260.00 feet, thence East for 354.30 feet, thence South for 260.00 feet, thence West for 355.00 feet, and to the point of beginning. Containing in all 2.12 acres, more or less.



*Raymond Graham*

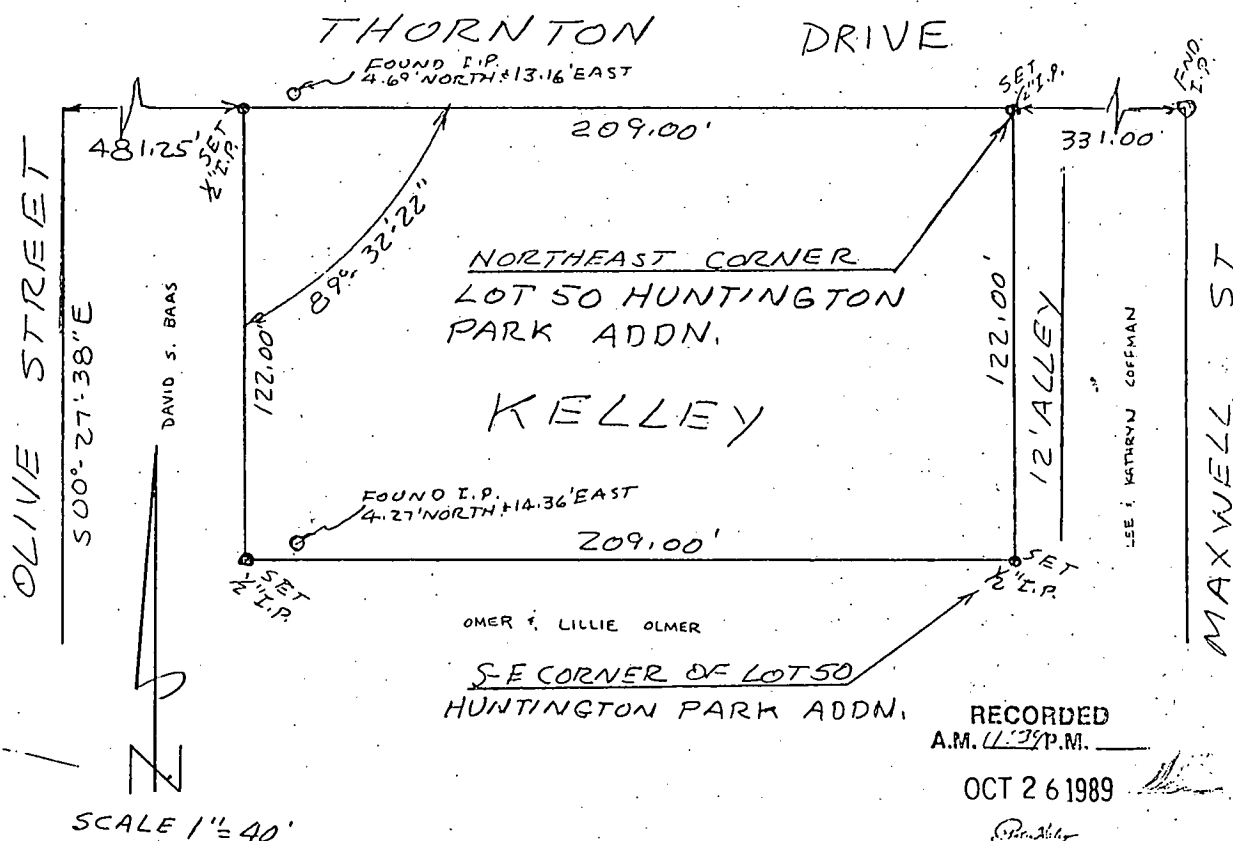
Raymond Graham  
R.P.E. 8409 Indiana  
3215 N. Smith Pike  
Bloomington, Indiana  
May 13, 1980

**FILED**

MAY 13 1980

*John W. Davis*  
Auditor Monroe County, Indiana

912543

Book 1 Page 153

State of Indiana S  
County of Monroe S

Conard A. & Edith B. Kelley

I, Lee Utt, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana; that the above plat represents a survey of part of Lot 50 in Huntington Park Addition, as shown of record in Plat Book 3, page 80, in the office of the Recorder of Monroe County, Indiana, bounded and described as follows: Beginning at a set 1/2 inch iron pin at the Northeast corner of said Lot 50; thence from said point of beginning and with the south line of Thornton Drive and running West for 209.00 feet and to a set 1/2 inch iron pin; thence leaving the south line of Thornton Drive and running South 00 degrees 27 minutes 38 seconds East for 122.00 feet and to a set 1/2 inch iron pin on the south line of Lot 50; thence with the south line of said Lot 50 and running East for 209.00 feet and to a set 1/2 inch iron pin at the Southeast corner of said Lot 50; thence with the east line of said Lot 50 and running North 00 degrees 27 minutes 38 seconds West for 122.00 feet and to the point of beginning; that this description and plat correctly represents a survey completed by me on August 21, 1989; that all monuments shown thereon actually exist; and that their location and type are, to the best of my knowledge, accurately shown.

Prepared by: Diana C. Lee Utt



Lee Utt, R.L.S. #S0089, Indiana  
1604 S. Henderson Street  
Bloomington, Indiana 47401

## THORNTON DRIVE

OLIVE STREET

S 00° 27' 38" E

DAVID S. BAAS

SET  
1/2" I.P.

122.00'

89° 32' 22"

FOUND I.P.  
4.69' NORTH + 13.16' EAST

209.00'

NORTHEAST CORNER  
LOT 50 HUNTINGTON  
PARK ADDN.

KELLEY

FOUND I.P.  
4.27' NORTH + 14.36' EAST

209.00'

OMER &amp; LILLIE OLMER

S-E CORNER OF LOT 50  
HUNTINGTON PARK ADDN.SET  
1/2" I.P.

122.00'

12' ALLEY

331.00'

LEE &amp; KATHRYN COFFMAN

RECORDED

A.M. 11:39 P.M.

OCT 26 1989

RECORDED MONROE CO., IN

SCALE 1" = 40'

State of Indiana S  
County of Monroe S

Conard A. &amp; Edith B. Kelley

I, Lee Utt, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana; that the above plat represents a survey of part of Lot 50 in Huntington Park Addition, as shown of record in Plat Book 3, page 80, in the office of the Recorder of Monroe County, Indiana, bounded and described as follows: Beginning at a set 1/2 inch iron pin at the Northeast corner of said Lot 50; thence from said point of beginning and with the south line of Thornton Drive and running West for 209.00 feet and to a set 1/2 inch iron pin; thence leaving the south line of Thornton Drive and running South 00 degrees 27 minutes 38 seconds East for 122.00 feet and to a set 1/2 inch iron pin on the south line of Lot 50; thence with the south line of said Lot 50 and running East for 209.00 feet and to a set 1/2 inch iron pin at the Southeast corner of said Lot 50; thence with the east line of said Lot 50 and running North 00 degrees 27 minutes 38 seconds West for 122.00 feet and to the point of beginning; that this description and plat correctly represents a survey completed by me on August 21, 1989; that all monuments shown thereon actually exist; and that their location and type are, to the best of my knowledge, accurately shown.

Prepared by: Diana



Lee Utt, R.L.S. #S0089, Indiana  
1604 S. Henderson Street  
Bloomington, Indiana 47401

Railroad Park Subdivision

SEC 09-T08N-R01W

Survey Book 3 p 261

LOT 4  
RAILROAD PARK SUBDIVISION



Scale 1' = 30 ft

*Pat Haley*  
RECORDER MONROE CO., IN



Kevin B. Potter, L.S. S0487  
BYNUM FANYO & ASSOCIATES  
700 North Walnut Street  
Bloomington, Indiana 47404

LOT 4.   
RAILROAD PARK SUBDIVISION  
JOB NO. 209434



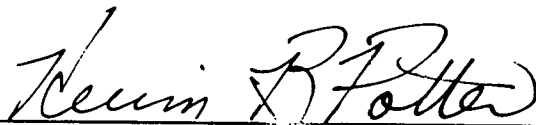
LEGAL DESCRIPTION  
EUDALY, INC.  
RAILROAD PARK SUBDIVISION  
PART OF LOT 4

Part of Lot 4 of Railroad Park Subdivision, in the city of  
Bloomington, Monroe County, Indiana, being more particularly  
described as follows:

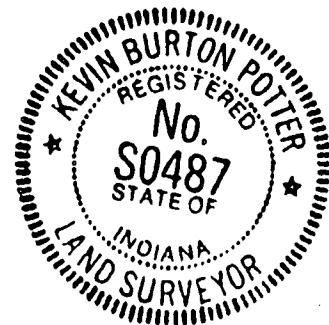
Beginning at the Northwest corner of said Lot 4, thence South 89  
degrees 53 minutes 45 seconds East 147.08 feet along the North  
line of said lot to a point being North 89 degrees 53 minutes 45  
seconds West 24.36 feet from the Northeast corner of said lot;  
thence South 11 degrees 36 minutes 58 seconds East 38.65 feet to  
the beginning of a tangent curve concave Northwesterly with a  
radius of 18.00 feet; thence Southerly and Southwesterly with  
said curve an arc length of 31.96 feet and through a central  
angle of 101 degrees 43 minutes 13 seconds to a point on the  
South line of said lot being North 89 degrees 53 minutes 45  
seconds West 43.62 feet from the Southeast corner of said lot;  
thence North 89 degrees 53 minutes 45 seconds West along the  
South line of said lot 138.44 feet to the Northwest corner  
thereof; thence North 01 degree 11 minutes 58 seconds East along  
the West line of said lot 59.51 feet to the point of beginning,  
containing 0.21 acres, more or less.

CERTIFICATION

I, Kevin B. Potter, Indiana L.S. No. S 0487, hereby certify  
that the attached plat and legal description represents a Class  
"A" survey in accordance with survey standards set forth in Title  
865, Chapter 12 of the Indiana Administrative Code and in witness  
thereof I hereunto attach my hand and seal this 17th day of  
November, 1994.



Kevin B. Potter, L.S. S 0487  
Bynum Fanyo & Associates, Inc.  
700 North Walnut Street  
Bloomington, Indiana 47404



REPORT OF SURVEY  
EUDALY, INC.  
RAILROAD PARK SUBDIVISION  
PART OF LOT 4

In accordance with Title 865, Chapter 12 of the Indiana Administrative Code, a report of survey is required to explain procedures used in establishing the subject property lines and to provide an opinion regarding uncertainties in the surveyed property lines.

The following procedures were used to establish the subject property lines:

1. Rebars were found at the Northwest corner of Lot 4 and on the North line of Lot 4, as per an unrecorded survey of Lot 3 by Bledsoe\Tapp.
2. The South line of Lot 4 was established parallel with and 59.50 South of the North line of Lot 4, as outlined above.
3. The Easterly and Westerly lines of Lot 4 were established as projections of the Easterly and Westerly lines of the unrecorded survey by Bledsoe\Tapp.

Uncertainties in the boundary positions may result from any or all of the following factors:

A. Availability and Condition of Reference Monuments

Monuments were found at the corners of Lot 3 as per the previously mentioned unrecorded survey.

A 5/8" rebar was found at the Southwest corner of Lot 8 as per an unrecorded survey by Lee Utt, L.S. S0089.

No other Lot corners were found to be marked.

B. Ambiguities in Record Descriptions

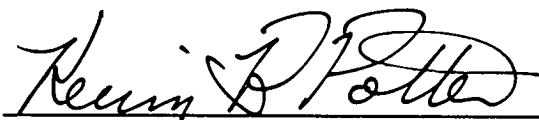
Several errors are present in the plat of Railroad Park Subdivision. The dimensions given for the east-west lot lines that terminate on the West line of Walnut Street do not produce a common line. The dimensions given for the north-south lot lines west of College Avenue do not agree with the dimensions given for the north-south lot lines east of College Avenue. The relationship between the exterior boundary and the interior lot lines is unclear.

C. Inconsistencies in Lines of Occupation

Evidence of occupation along the platted lot lines is ambiguous or non-existent in many cases. The 12 foot alley is irregular in width and direction on the west side of Lots 2 through 4. The north line of Lot 4 does not have any clear evidence of occupation. Any evidence of the original lot line along South Walnut Street had been destroyed by street improvements, but the new right-of-way generally falls along the west side of the new concrete sidewalk. The centerline of the pavement for Southern Street is generally 2.5 feet north of the centerline of the right-of-way.

D. Theoretical Uncertainty

Due to random errors caused by survey instrument precision and survey field methods used, the theoretical uncertainty of all points in this survey is 0.10 feet which meets the requirements of a Class "A" survey as defined in the survey standards. This means that the actual field position of all points in this survey is within this uncertain distance from the theoretical point locations as shown on the survey plat.



Kevin B. Potter, L.S. S 0487

Bynum Fanyo & Associates, Inc.  
700 North Walnut Street  
Bloomington, Indiana 47404



# Railroad Park

The Above Plat Commencing 85 ft South of the North West Corner of Section 9, Town 8 Range 1 West and 200 ft East. This being the place of beginning, thence East 29 rods, thence in a South Easterly direction along the Saline Road 33 rods & 17 ft. thence West 35 rods and 13 feet thence North 32 rods & 12 ft to the place of beginning. Platted in Town Lots as shown by Plat in Recorder's Office in the name of Glenspring, Inc.

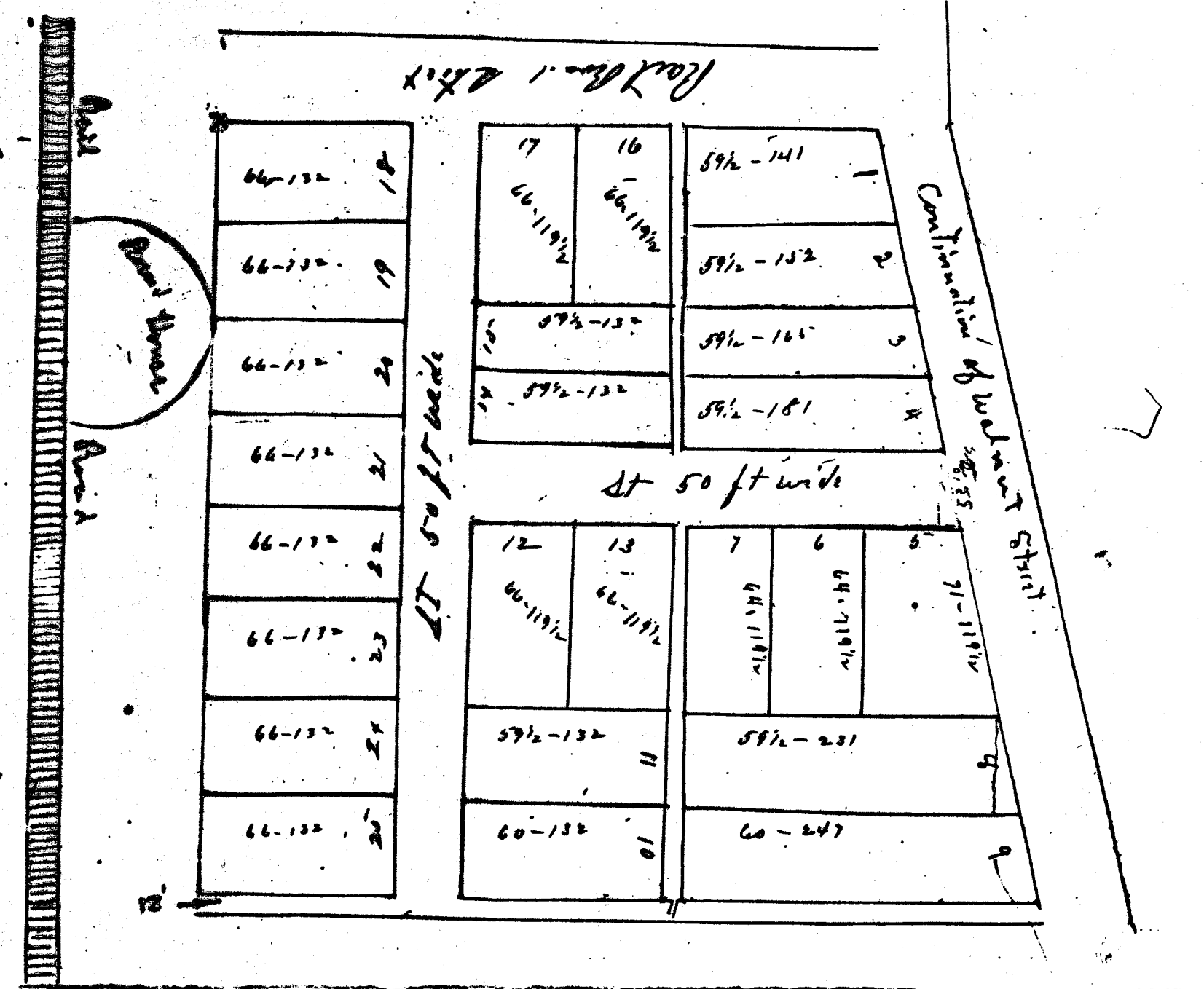
Wm. P. Paul, Jr. and Sarah Jane Paul, owners of the above plat hereby acknowledge the execution of the same to be known as Railroad Park  
 This 16<sup>th</sup> day of November 1891 All in Marion Co. Ind.  
 State of Indiana  
 Wm. P. Paul, Jr.  
 S. J. Paul, Jr.

State of Virginia  
 Gloucester County

Before me L. W. Paul, a Notary Public in and for said County and State Personally appeared Wm. P. Paul, Jr. and Sarah Jane Paul, his wife, and acknowledged the execution of the following Plat to be their voluntary act and deed.  
 In Witness Whereof I hereunto set my hand and Notarial Seal this 16<sup>th</sup> day of Nov-1891  
 L. W. Paul, Jr.  
 Notary Public.

Filed and Recorded Nov-21-1891 at 3 o'clock PM  
 J. W. Jackson  
 REC.

# Rail Road Park



Railroad Park Subdivision

SEC 09-T08N-R01W

# PLAT OF SURVEY

Survey Book 3 p 261

413303

LOT 4  
RAILROAD PARK SUBDIVISION



RECORDED  
A.M. PER 1:17

DEC 06 1994

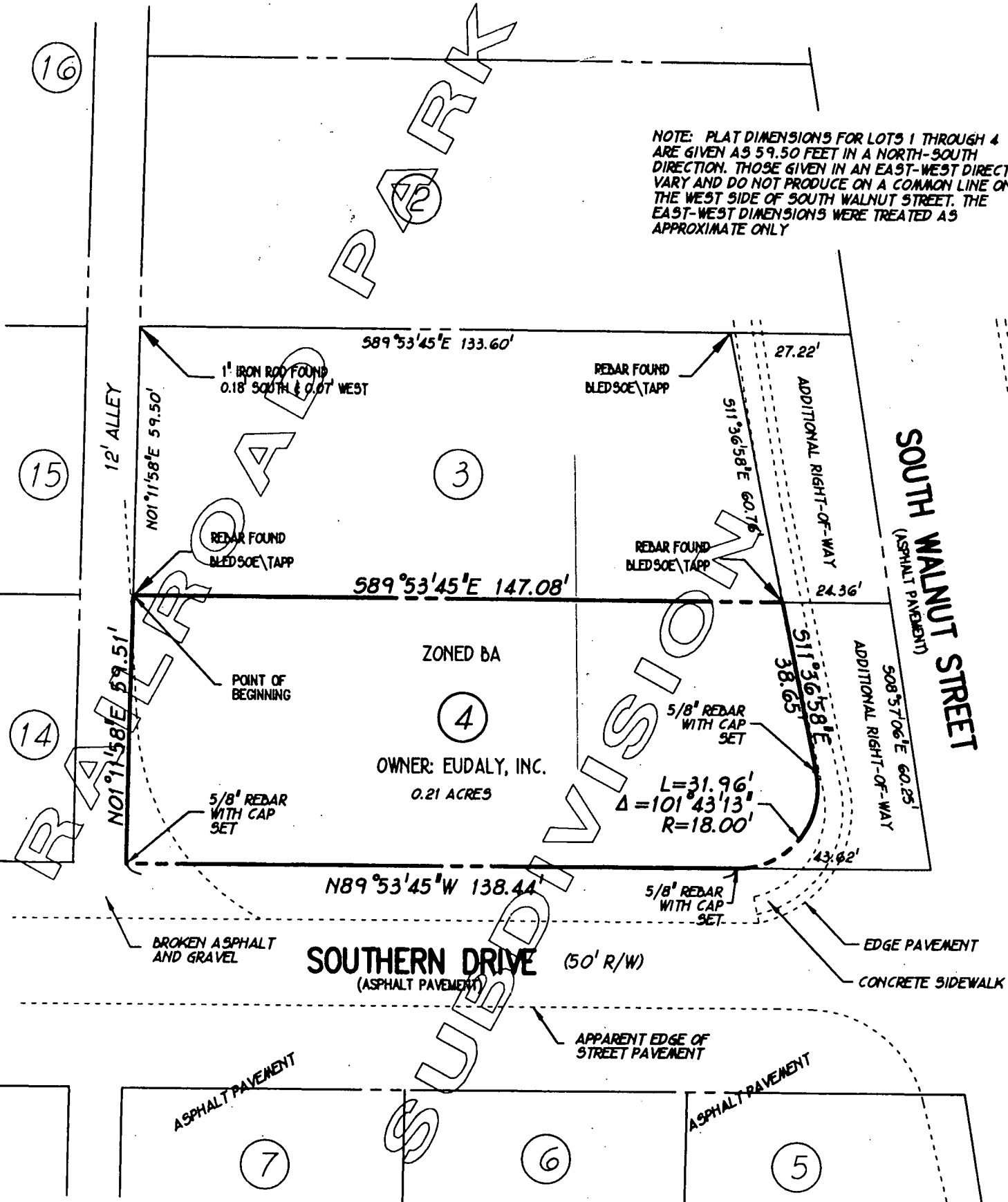
*For Italy*  
RECORDER MONROE CO., IN



Scale 1' = 30 ft

NOVEMBER 17, 1994

NOTE: PLAT DIMENSIONS FOR LOTS 1 THROUGH 4 ARE GIVEN AS 59.50 FEET IN A NORTH-SOUTH DIRECTION. THOSE GIVEN IN AN EAST-WEST DIRECTION VARY AND DO NOT PRODUCE ON A COMMON LINE ON THE WEST SIDE OF SOUTH WALNUT STREET. THE EAST-WEST DIMENSIONS WERE TREATED AS APPROXIMATE ONLY



*Kevin B. Potter*

Kevin B. Potter, L.S. S0487  
BYNUM FANYO & ASSOCIATES  
700 North Walnut Street  
Bloomington, Indiana 47404



LOT 4  
RAILROAD PARK SUBDIVISION  
INR NO 200434

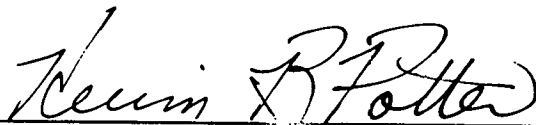
LEGAL DESCRIPTION  
EUDALY, INC.  
RAILROAD PARK SUBDIVISION  
PART OF LOT 4

Part of Lot 4 of Railroad Park Subdivision, in the city of  
Bloomington, Monroe County, Indiana, being more particularly  
described as follows:

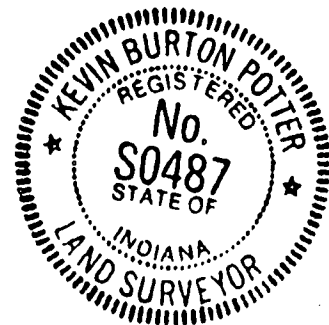
Beginning at the Northwest corner of said Lot 4, thence South 89  
degrees 53 minutes 45 seconds East 147.08 feet along the North  
line of said lot to a point being North 89 degrees 53 minutes 45  
seconds West 24.36 feet from the Northeast corner of said lot;  
thence South 11 degrees 36 minutes 58 seconds East 38.65 feet to  
the beginning of a tangent curve concave Northwesterly with a  
radius of 18.00 feet; thence Southerly and Southwesterly with  
said curve an arc length of 31.96 feet and through a central  
angle of 101 degrees 43 minutes 13 seconds to a point on the  
South line of said lot being North 89 degrees 53 minutes 45  
seconds West 43.62 feet from the Southeast corner of said lot;  
thence North 89 degrees 53 minutes 45 seconds West along the  
South line of said lot 138.44 feet to the Northwest corner  
thereof; thence North 01 degree 11 minutes 58 seconds East along  
the West line of said lot 59.51 feet to the point of beginning,  
containing 0.21 acres, more or less.

CERTIFICATION

I, Kevin B. Potter, Indiana L.S. No. S 0487, hereby certify  
that the attached plat and legal description represents a Class  
"A" survey in accordance with survey standards set forth in Title  
865, Chapter 12 of the Indiana Administrative Code and in witness  
thereof I hereunto attach my hand and seal this 17th day of  
November, 1994.



Kevin B. Potter, L.S. S 0487  
Bynum Fanyo & Associates, Inc.  
700 North Walnut Street  
Bloomington, Indiana 47404



REPORT OF SURVEY  
EUDALY, INC.  
RAILROAD PARK SUBDIVISION  
PART OF LOT 4

In accordance with Title 865, Chapter 12 of the Indiana Administrative Code, a report of survey is required to explain procedures used in establishing the subject property lines and to provide an opinion regarding uncertainties in the surveyed property lines.

The following procedures were used to establish the subject property lines:

1. Rebars were found at the Northwest corner of Lot 4 and on the North line of Lot 4, as per an unrecorded survey of Lot 3 by Bledsoe\Tapp.
2. The South line of Lot 4 was established parallel with and 59.50 South of the North line of Lot 4, as outlined above.
3. The Easterly and Westerly lines of Lot 4 were established as projections of the Easterly and Westerly lines of the unrecorded survey by Bledsoe\Tapp.

Uncertainties in the boundary positions may result from any or all of the following factors:

A. Availability and Condition of Reference Monuments

Monuments were found at the corners of Lot 3 as per the previously mentioned unrecorded survey.

A 5/8" rebar was found at the Southwest corner of Lot 8 as per an unrecorded survey by Lee Utt, L.S. S0089.

No other Lot corners were found to be marked.

B. Ambiguities in Record Descriptions

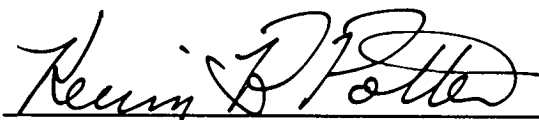
Several errors are present in the plat of Railroad Park Subdivision. The dimensions given for the east-west lot lines that terminate on the West line of Walnut Street do not produce a common line. The dimensions given for the north-south lot lines west of College Avenue do not agree with the dimensions given for the north-south lot lines east of College Avenue. The relationship between the exterior boundary and the interior lot lines is unclear.

C. Inconsistencies in Lines of Occupation

Evidence of occupation along the platted lot lines is ambiguous or non-existent in many cases. The 12 foot alley is irregular in width and direction on the west side of Lots 2 through 4. The north line of Lot 4 does not have any clear evidence of occupation. Any evidence of the original lot line along South Walnut Street had been destroyed by street improvements, but the new right-of-way generally falls along the west side of the new concrete sidewalk. The centerline of the pavement for Southern Street is generally 2.5 feet north of the centerline of the right-of-way.

D. Theoretical Uncertainty

Due to random errors caused by survey instrument precision and survey field methods used, the theoretical uncertainty of all points in this survey is 0.10 feet which meets the requirements of a Class "A" survey as defined in the survey standards. This means that the actual field position of all points in this survey is within this uncertain distance from the theoretical point locations as shown on the survey plat.



Kevin B. Potter, L.S. S 0487

Bynum Fanyo & Associates, Inc.  
700 North Walnut Street  
Bloomington, Indiana 47404



# Railroad Park

The Above Plat Commencing 85 ft South of the North West Corner of Section 9, Town 8 Range 1 West and 200 ft East. This being the place of beginning, thence East 29 rods, thence in a South Easterly direction along the Saline Road 33 rods & 17 ft. thence West 35 rods and 13 feet thence North 32 rods & 12 ft to the place of beginning. Platted in Town Lots as shown by Plat in Recorder's Office in the name of Glenspring, Inc.

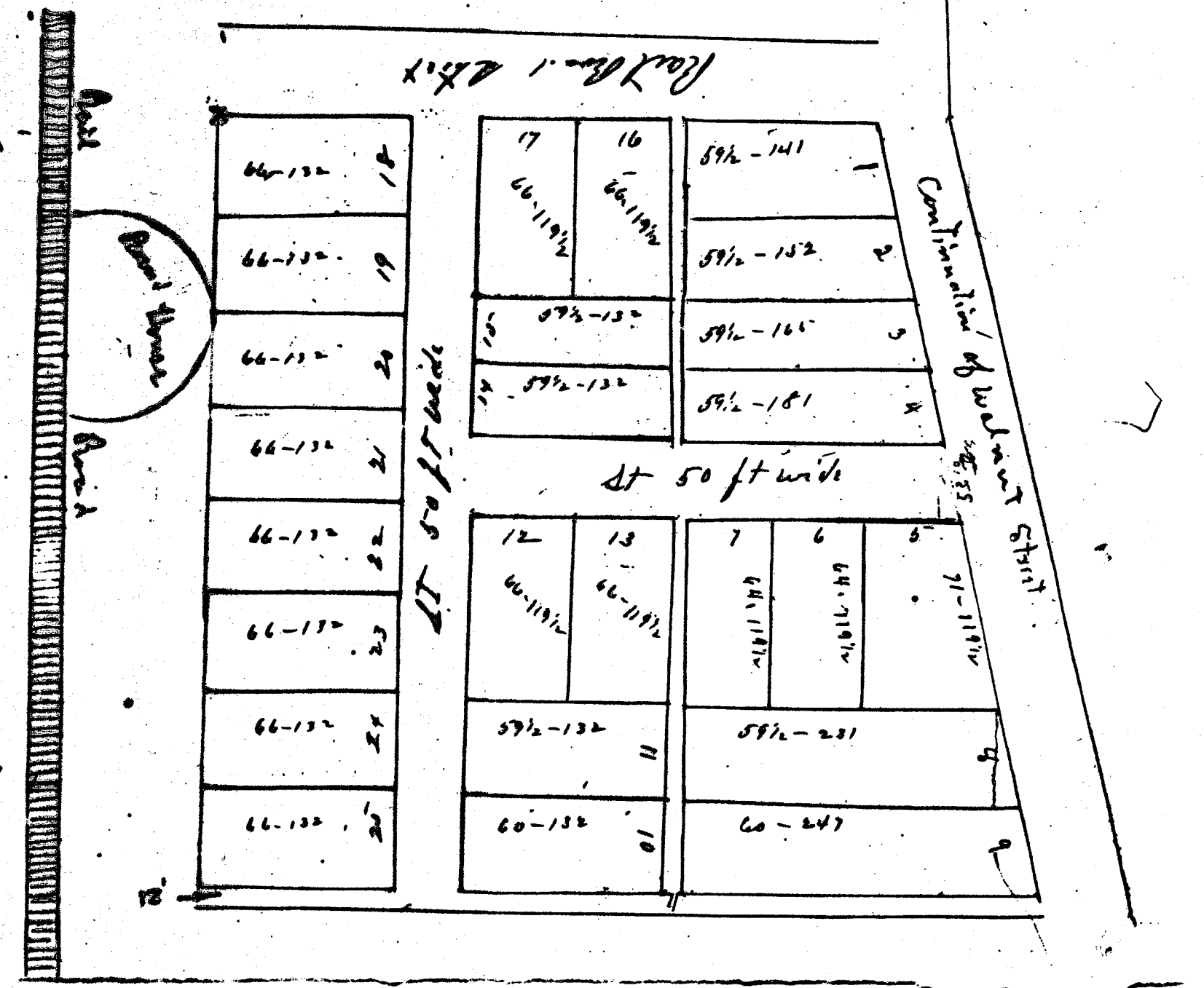
Wm. P. Paul, Jr. and Sarah Jane Paul, owners of the above plat hereby acknowledge the execution of the same to be known as Railroad Park  
 This 16<sup>th</sup> day of November 1891 All in Marion Co and State of Indiana  
 Wm. P. Paul, Jr.  
 S. J. Paul, Jr.

State of Virginia  
 Gloucester County

Before me L. W. Paul, a Notary Public in and for said County and State Personally appeared Wm. P. Paul, Jr. and Sarah Jane Paul, his wife, and acknowledged the execution of the following Plat to be their voluntary act and deed  
 In Witness Whereof I hereunto set my hand and Notarial Seal this 16<sup>th</sup> day of Nov-1891  
 L. W. Paul, Jr.  
 Notary Public

Filed and Recorded Nov-21-1891 at 3 o'clock PM  
 J. W. Jackson  
 REC.

# Rail Road Park





January 17<sup>th</sup> 1839

Layed off in compliance with an order of the Monroe County Probate Court the right of Dower to Julian Adams, late widow of Joseph Mcally Deed & for the benefit of the said decedent a certain tract or parcel of land situate in the County of Monroe & State of Indiana & being the South End of the East half of the North West quarter & the West 1/2 of the N E quarter of Section No 33. Town 8 North of Range one West and Bounded as follows To wit. Beginning at a Stone standing at the S W Cor of the E 1/2 of Sec 33. Then N 85 1/2 E 158 Poles to a stake witness Tree Hickory & Corner then N 5 1/2 E 60 poles to a Stone witness Sugar 19 in diam N 20 E 49 1/2 lbs dist Black Ash 21 in diam S 37 E 43 lbs dist then S 85 1/2 E 158 poles to a Stone witness Beech 11 inch diam S 41 1/2 E 15 lbs dist Beech 31 in diam N 18 E 33 1/2 lbs dist then S 5 1/2 E 60 poles to the Beginning containing in said Boundary 59 3/4 acres

Thomas Carter & John Mathers Chain  
Bearers Sworn this Jan 17<sup>th</sup> A.D. 1839

James W Spencer M.C.S

RSID003017

February 15<sup>th</sup> 1839

Surveyed for John Wright John W Allen Andrew Hille and others in Section No 9 T 8 R 1. West Beginning at the N E corner of said Section witness Beech 8 in diam N 52 E 7 lbs dist Beech 5 in diam S 20 E 21 lbs dist running then S 6 E 159 poles 22 links to a Stone standing at the E 1/2 mile Post witness Beech 8 in diam S 48 E 15 lbs dist Sugar 16 in diam N 57 1/2 E 33 1/2 lbs distant then S 6 E 77 poles 21 1/4 links to a Stone witness Beech 10 in diam N 15 E 99 lbs dist Beech 18 in diam N 9 E 53 lbs dist then S 6 E 77 poles 21 1/4 links to a Stone standing at the S E Cor of said Sec No 9 witness Beech 8 in diam N 60 E 15 lbs dist to 18 in diam N 57 E 17 lbs dist then S 84 E 159 poles 20 links to a Stone witness W Oak 15 in diam S 57 E 7 lbs dist Sugar 12 in diam 23 E 26 lbs dist then S 84 E 77 poles 22 links to a Stone witness Sugar 18 in diam N 14 E 8 lbs dist Sugar 7 in diam N 66 1/2 E 159 lbs dist then S 84 E 77 poles 22 links to a Stone witness decayed & gone then N 6 E 77 poles 21 links to a Stone witness Sugar 24 1/3 in diam S 85 E 77 3/4 lbs dist Beech 17 inches N 26 1/2 E 95 3/4 lbs dist then N 6 E 77 poles 21 lbs to a Stone witness Elm 26 inches N 45 E 3/4 lbs dist Beech 34 in diam S 65 E 93 1/2 lbs dist then N 6 E poles 21 links to a Stone witness Sugar 12 in diam S 49 E 66 lbs dist Sugar 16 in diam (East) 67 3/4 lbs dist then N 6 E 77



Poles 21 links to a stone <sup>105</sup> witness Sugar 30 in diam S 15° W 27 lbs  
 distant Sugar 15 inches diam S 58° W 31 lbs dist then N 87° E 4  
 157 Poles 21 links to a stone <sup>K05</sup> in open ground & the North 1/2 mile post  
 then N 84 1/2° E 78 Poles 23 links to a stone Buck 11 in diam S 67° E  
 7 1/2 lbs dist Sugar 6 in diam N 68° W 21 3/4 lbs dist then N 84 1/2° E  
 78 Poles 23 lbs to the beginning containing

John W Allen & Michael Hlinn  
 Chain Bearers Sworn Feb 15<sup>th</sup> 1839

James W Spencer M. C. S.

February 21<sup>st</sup> 1839

Surveyed in compliance with an order of the Monroe County  
 probate Court the right of Dower for — Widow of George  
 Dougherty Decd. and for the benefit of the heirs of the said  
 decedent a certain tract of land situate in the County of  
 Monroe, State of Indiana it being a portion of the N 1/4  
 quarter of Section No 20 & the N E quarter of Section 19  
 Town 8 North of Range No one west and bounded as follows  
 Beginning at the west 1/2 mile post of said Section No 20  
 & the East 1/2 mile post of Sec No 19 S 8 R 1. West then  
 N 85° E 77 Poles 4 links to a stake then N 6° W 71 Poles  
 to a stake then S 84 1/2° W 156 Poles 8 links to a stake then  
 S 5 1/2° E 30 Poles 12 1/2 links to a stake then S 84 1/2° W 79 Poles  
 19 links to a stake then S 5 1/2° E 37 Poles 13 links to a stake  
 then N 85° E 189 Poles 8 links to the Beginning containing in  
 said Boundary 87. 1. 17 Poles

Samuel Patton & Thomas Smith  
 chain bearers Sworn this Feb 21<sup>st</sup> 1839

John Ketchum Thomas Smith  
 & Samuel Patton Commissioners

James W Spencer M. C. S.



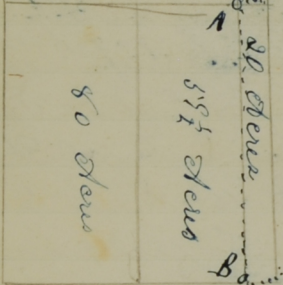
Thomas Martin, James Gentry & David O Buskirk. who were appointed to divide the old Hight farm near Mt. Labor. Two of which Gentry and Martin were present during said survey

M H Buskirk  
Surveyor of Monroe County

November the 1<sup>st</sup> 1870  
Surveyed in Section 9 T. 8. R. 1 E  
for Wm Turner and William Allen  
and established corners as per plat  
and field notes below all parties  
interested being present

N.E.  $\frac{1}{4}$  Sec 9 T. 8. R. 1 E

Variation  $4\frac{1}{2}^{\circ}$



A corner 20 Poles west of NE corner  
of Section 9. line stone +  
Witness Wild cherry 3 S  $71\frac{1}{2}^{\circ}$  E 50  $\frac{3}{4}$   
Ebm 15' N  $30\frac{1}{2}^{\circ}$  E 47  $\frac{3}{8}$   
**330' west of Per\_M05**

B corner 20 Poles west of Eastern  $\frac{1}{2}$  mile  
Post. line S line marked with a cross +  
Witness Beech 30 S  $44\frac{1}{2}^{\circ}$  E 12 Sugar 18' N  $30^{\circ}$  W 57  $\frac{1}{2}$   
**330' west of Per\_M07**

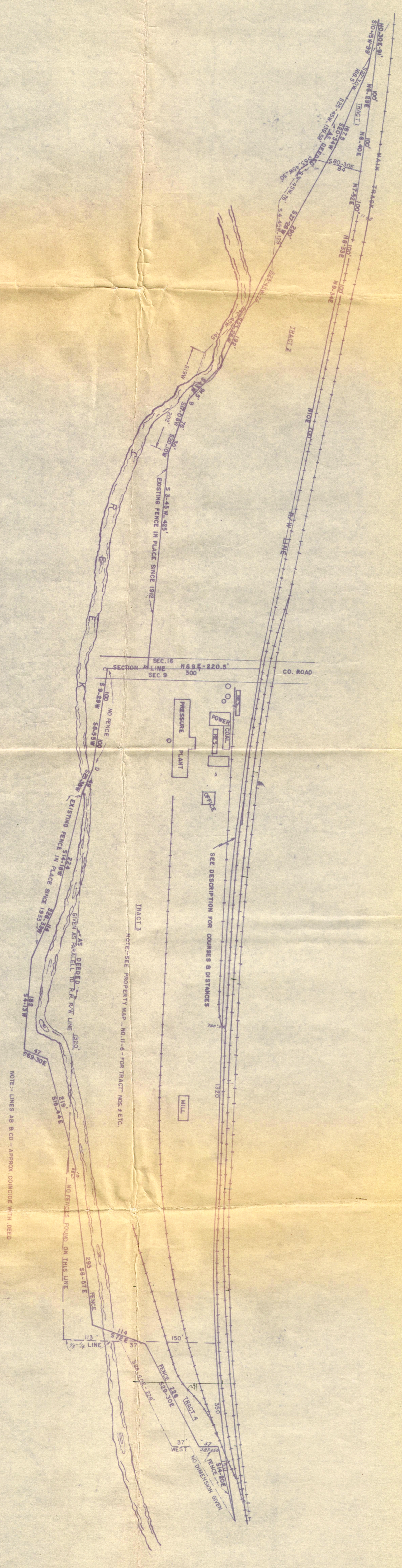
Wm Turner Sen { chain bearers  
Wm Turner Jr { Sworn

John Hight { flag bearer

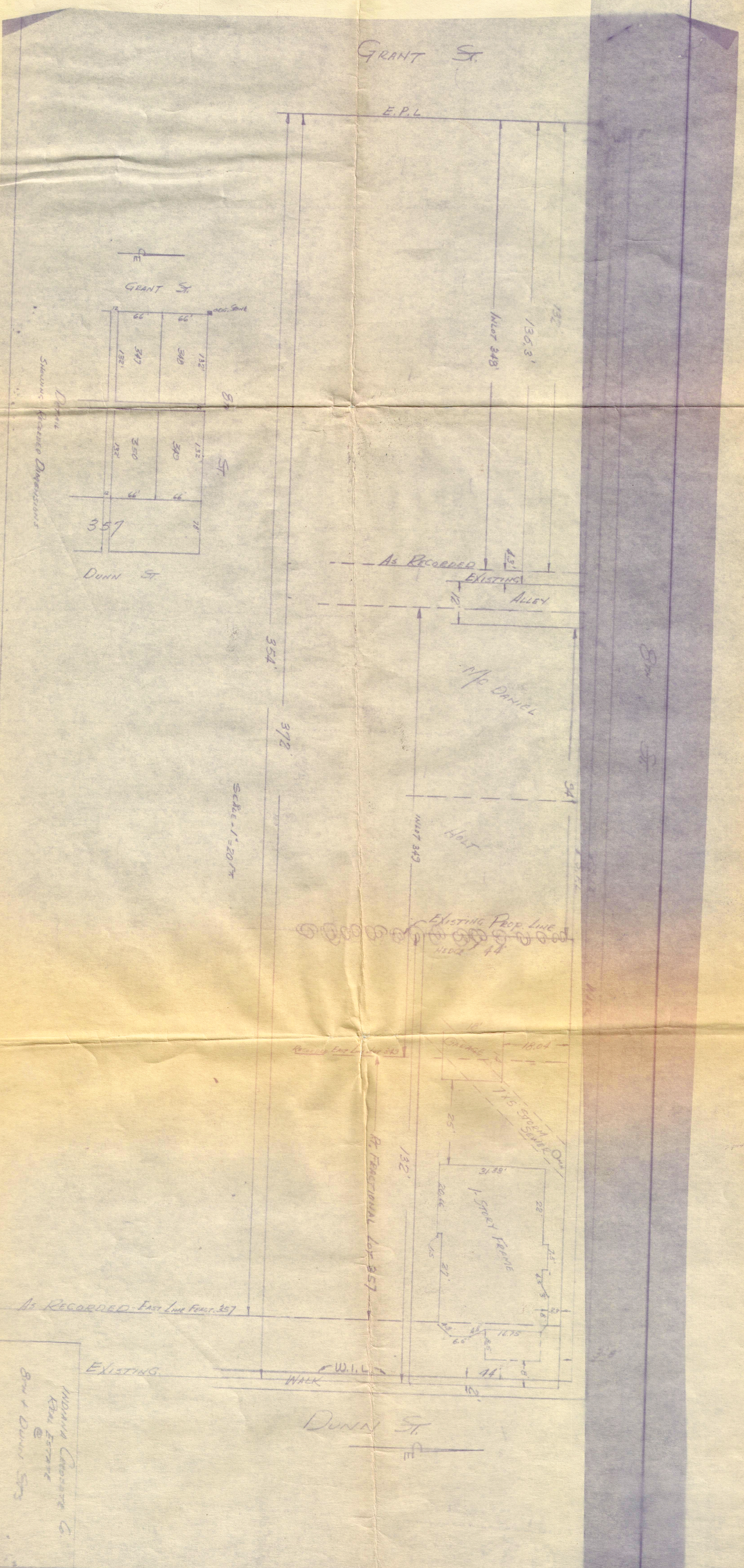
M H Buskirk  
M. C. S.

Gave up the books and went out  
of office on the 22<sup>nd</sup> day of Nov 1870  
M H Buskirk





PROPERTY OF  
INDIANA CREOSOTING CO.  
BLOOMINGTON, INDIANA  
SCALE 1"=100 FT.





Michael W. Friley, MCS  
Legal Survey Book 4, Page 13  
06/09/1994, Sheet 1 of 2

CURRY LAND SURVEYING

Douglas R. Curry  
Registered Land Surveyor

621 N. College Ave. (812) 332-9037 Bloomington, IN 47404

SURVEYOR'S REPORT  
Job #060194

This report is prepared for Emelinda Perez. Ms. Perez requested this survey because she did not agree with a previous survey done by her neighbor to the north. This report will explain the survey in more detail with emphasis on the following categories:

- A. availability and condition of reference monuments;
- B. occupation or possession lines;
- C. clarity or ambiguity of the record description and/or adjoining's descriptions; and
- D. the theoretical uncertainty of the measurements.

A. Monuments used to determine the boundary for the project are described as follows:

An iron pipe found at the NE corner of Lot 122, Barclay Gardens. Said pipe also being the SE corner of Harris Subdivision.

Iron pipes and an iron rod found at south lot corners of Harris subdivision. These pipes are also on the north line of Lot 122.

An iron pipe found on the north line of Lot 121. This pipe was found to be 0.45 feet longer than deed in a N-S direction. Its position in an E-W direction to the east line of Barclay Gardens is 1.67 feet long.

Two rebars set by Kevin Potter (RLS #S0487) on the north line Lot 45, Huntington Park were used to establish the SE corner of Lot 113, Barclay Gardens. This was done because the north line of Miller Drive in Barclay Gardens and Huntington Park are equal in the N-S direction. In B.G., Miller Drive is 30 feet wide. In H.P., Miller Drive is 40 feet wide. The extra 10 feet is used on the south side of Miller Dr. in H.P.

A railroad spike on the centerline of Miller Drive in Huntington Park was set by Lee Utt. This measures 20.6 feet south of the line determined by K. Potter. Thus a relative positioning error of 0.6 foot exists.

From this information, the east line of Barclay Gardens was established by using the point at the SE corner of Lot 113 and the iron pipe at the NE corner of Lot 122. This overall distance was 3 feet short of the plat dimension of 765.00 feet. Therefore, the proration of 762/765 gives the lots a distance of 76.2 feet in the N-S direction. The plat states 76.5 feet. NOTE: the significant figure is 0.5 foot and the distance of 76.2 feet is within this range.

The remaining perimeter of Lots 113-122 was determined by going plat dimensions in the E-W direction. The E-W bearings were determined by using the pipes found on the north line of Lot 122, and property corners found south of Miller Drive.

Also, when placing the new property corners for Perez a bent iron pipe was discovered 0.25 foot south of the SE corner of Lot 116.

Using the railroad spike found in the centerline of Miller Drive as a basis for N-S distances, gives results that are within +/- 0.20 foot of the results mentioned above. Therefore, in a north to south direction the relative position of the monuments is +/- 0.20 foot.

B. & C.

Three boundary markers were found along the south line of Lot 118. These three markers are in a straight line but are south of the Lot 118 line as determined on this survey. The marker at the west end is 3.16 feet too far south and the marker at the east end of the line is 3.84 feet too far south. Thus, this line is encroaching on the Perez property.

On most E-W lines in Barclay Gardens, fences exist. These fences exist within +/- 1.0 foot of the property corners established on this survey by using the property monuments found as stated above. The fences were not used to establish lines.

CURRY LAND SURVEYING

Douglas R. Curry  
Registered Land Surveyor

621 N. College Ave. (812) 332-9037 Bloomington, IN 47404

A problem exists between the Perez deed and the Sexton deed. The Sexton deed states they own the west 285 feet of Lots 116 and 117. The Perez deed states that the Sextons should only own the west 275 feet of said lots. Thus, a 10 foot overlap exists by deed descriptions. A title search by an abstract company may solve this problem by determining senior versus junior rights. In other words, which came first, the 275 feet or the 285 feet.

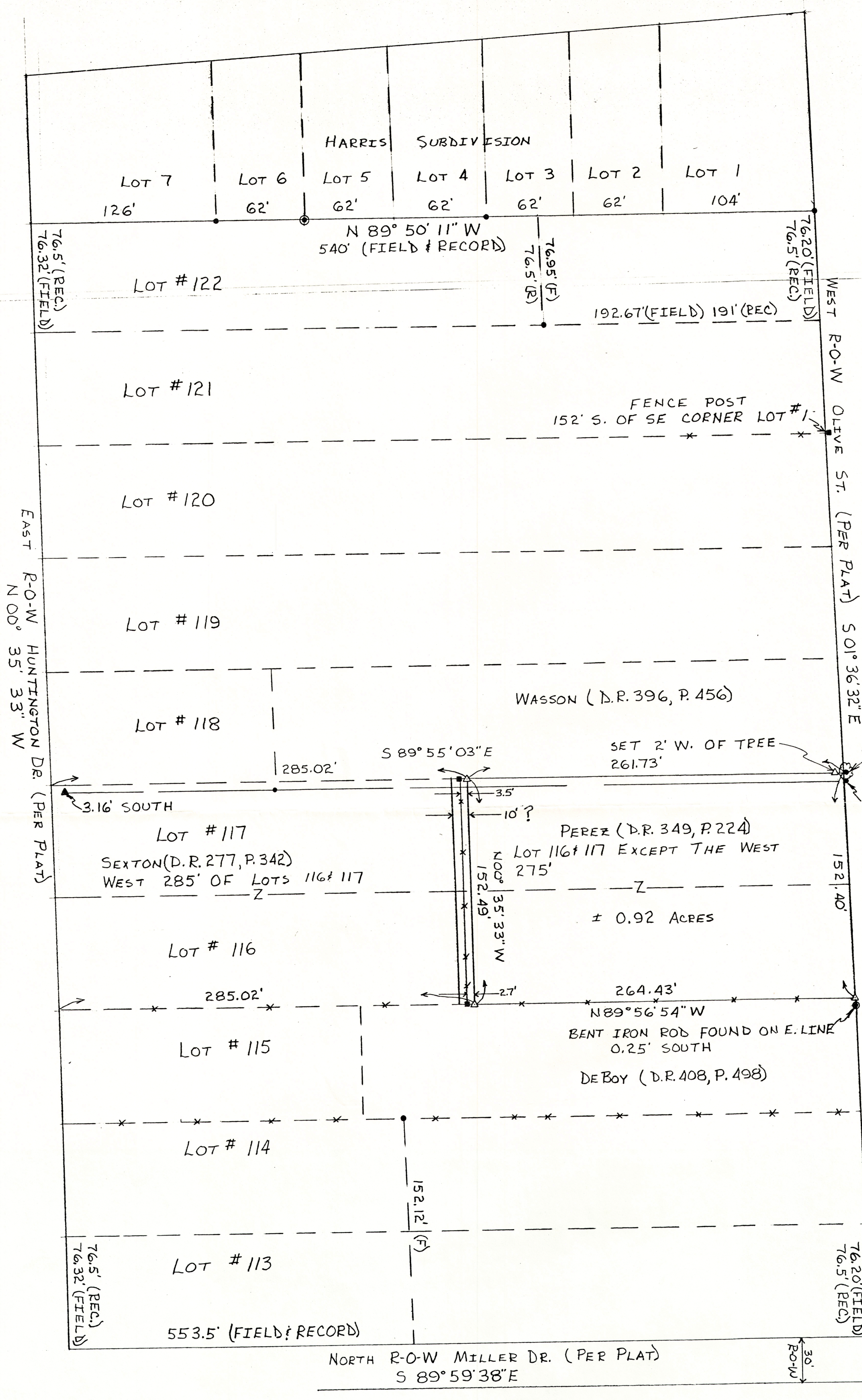
D.

Care was taken on this survey to meet the classification of a Class B survey. Therefore, all monuments set should be found within the +/- 0.25 foot tolerance of a Class B survey. Source: Title 865 IAC 1.1-12-7.

*Douglas R. Curry June 9, 1994*

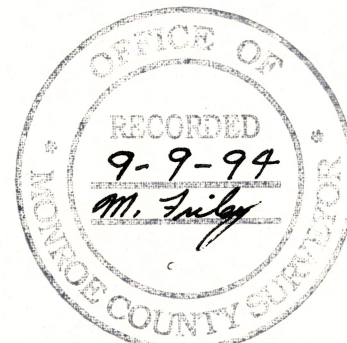
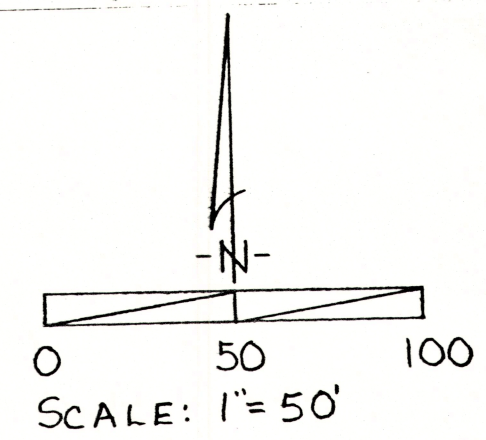
Douglas R. Curry  
Indiana L.S. #890006





PART OF BARCLAY GARDENS  
PLAT CABINET "B" ENVELOPE 38,  
OFFICE OF THE RECORDER,  
MONROE COUNTY, INDIANA,  
CITY OF BLOOMINGTON.

OWNER: THOMAS & NITOCRIS PEREZ  
SOURCE: D.R. 349, P. 224  
JOB # 060194



SUBJECT TO ALL EASEMENTS  
& RIGHTS-OF-WAY.

Douglas R. Curry JUN 9, 1994  
DOUGLAS R. CURRY (INDIANA L.S. #890006)

621 N. COLLEGE  
BLOOMINGTON, IN 47404  
(812) 332-9037

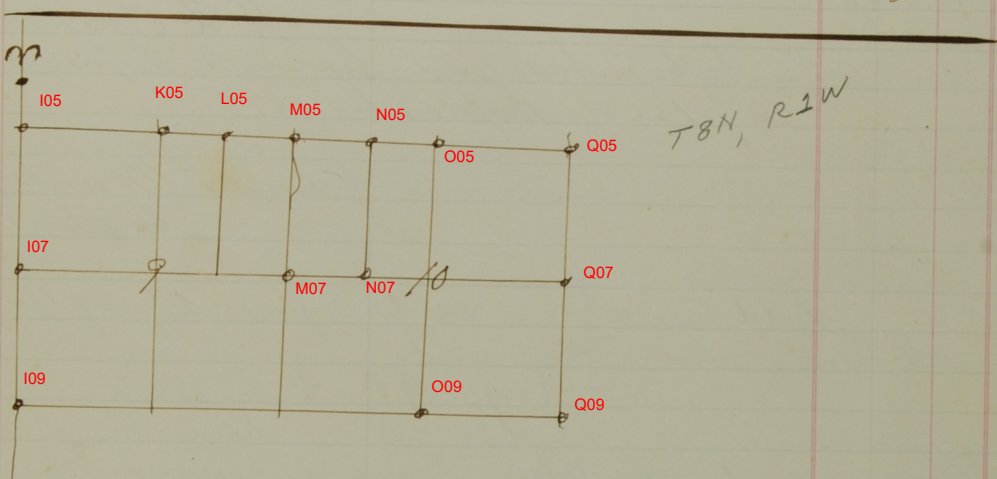




Witness trees made at the center of  
Section No 6 T. 9 R. 1 West  
Black ash 18 inches in diameter N 38° W 79 3/4 links dist

+ Chainbearers Robert Delap and James Delap  
By consent of parties

James W. Spencer  
Monroe County Surveyor



November 3<sup>rd</sup> A D 1836  
Ran in compliance with  
an order of the circuit court for the  
county of Monroe State of Indiana  
for the benefit of the widow and heirs of  
John W. Allen late of Monroe county Indiana  
deceased the following lots of land in  
Sections Nos 9 and 10 in Township No 8 north  
of Range one west and bounded as  
follows to wit Lot No 1 beginning at the  
North west corner of the east 1/2 of the north east  
quarter of Section No 9 Township No 8 north, of Range  
No one west witness tree L05 Beech 11 inches in  
diameter S 61° E 7 1/2 links distant Thence N 84 1/2° E 60 Poles  
to a Stone in open ground Thence S 6° E 160 Poles to a  
Stake witness tree Beech 30 inches in diameter S 44 1/2° E 12  
links distant Thence S 84 1/2° W 60 Poles to a Stake witness  
tree Sugar 18 1/2 inches in diameter N 32 1/2° E 45 links dist  
" 23 " " " N 75 1/2° W 41 1/2 " "  
Then N 6° West 60 Poles to the beginning  
containing Sixty acres